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City and County of San Francisco

Residential Rent Stabilization and Arbitration Board

Rent Board Memorandum

Date: September 5, 2008

To: To Interested Parties

From: Delene Wolf, Executive Director D.W.

Re: Annual Statistical Report, FY 2007-08

SF
R52
#21
2007-08

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2008. Overall, the number of petitions filed with the Board increased by 6% from 1,447 in FY06-07 to 1,530 in FY07-08. The increase in total petitions was due to the greater number of utility passthrough petitions filed with the Board (494 petitions in FY07-08 compared to 406 petitions in FY 06-07). Excluding utility passthrough petitions, the number of both landlord and tenant petitions remained about the same. Tenant appeals decreased significantly in FY07-08 after a substantial increase in FY06-07 that was due to the large number of hardship appeals filed by tenants in two cases involving major complexes.

Total eviction notices filed with the Board increased by about 8% from 1,475 to 1,600, and the number of tenant reports of alleged wrongful eviction increased by 14% from 466 to 531. The number of units withdrawn from the rental market under the Ellis Act increased from 330 to 393 units.

Highlights of some of the tables are as follows (percentages as compared to last year):

+1%	Tenant Petitions
-49%	1.21 (Principal Place of Residence) Petitions
+5%	Capital Improvement Petitions
-1%	Operating and Maintenance Petitions
+8%	Eviction Notices
+14%	Allegations of Wrongful Evictions
+3%	Ellis Act Filings
-55%	Tenant Appeals
-25%	Landlord Appeals

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Our services last year also included the following:

- 108,388 calls made to our 24-hour automated Info to Go information line;
- 11,088 calls handled by the counseling staff;
- 10,320 front counter visitors were served;
- 8,069,445 web pages were visited; and
- 22,365 calls made to the 24-hour fax back service.

This report can also be obtained using our fax back service by calling (415) 252-4660, and is also available on our website at www.sfgov.org/rentboard under "Statistics".

Encl.

cc: Rent Board Commissioners

Rent Board Statistical Summary Page 2007-2008

MONTH	Table 1 Tenant Petitions	Table 2 Tenant Summary Petitions	Table 3 Subtenant Overcharge Petitions	Table 4 O&M/Comps Petitions Pet.	Table 4 O&M/Comps Petitions Units	Table 5 Capital Improvement Pet.	Table 5 Capital Improvement Units	Table 6 Landlord Extension Pet.	Table 6 Landlord Extension Units	Table 7 Tenant in Occupancy Pet.	Table 7 Tenant in Occupancy Units	Table 8 Eviction Notices	Table 9 Eviction Report	Table 10 Tenant Appeals	Table 11 Landlord Appeals Pet.	Table 11 Landlord Appeals Units	Table 12 Ellis Filings Pet.	Table 12 Ellis Filings Units	Table 13 Costa Hawkins Pet.	Table 13 Costa Hawkins Units	Table 14 Tenant ADR	Table 15 Landlord ADR	Table 16 Utility Passthrough Pet.	Table 16 Utility Passthrough Units
July	46	1	0	4	22	17	48	0	0	9	10	115	41	9	5	155	7	15	6	6	0	2	10	51
Aug.	57	10	0	2	7	18	48	1	1	3	3	179	53	4	4	4	8	43	6	6	3	2	40	284
Sept.	48	6	0	3	6	13	27	0	0	1	1	133	50	5	4	4	9	38	5	5	4	3	45	341
Oct.	56	3	0	2	5	22	151	2	7	5	7	168	47	1	3	5	6	36	2	2	1	1	20	116
Nov.	54	1	0	0	0	13	54	2	8	3	3	107	48	11	6	6	5	22	6	6	3	2	37	292
Dec.	54	2	0	7	10	14	96	1	1	0	0	145	37	8	5	6	13	53	2	2	4	0	140	1,807
Jan.	51	3	0	3	17	7	29	2	2	0	0	130	26	4	1	12	6	28	2	2	2	1	10	66
Feb.	51	5	0	3	11	18	124	1	1	2	2	131	44	5	7	21	7	28	3	3	2	0	23	227
March	64	3	0	4	33	13	84	0	0	3	3	126	55	5	2	6	10	37	3	3	4	1	64	1,027
April	46	3	0	3	39	17	77	0	0	1	1	126	55	14	7	9	6	31	3	3	4	4	33	241
May	52	6	1	3	7	19	184	0	0	2	2	147	41	5	10	10	11	55	2	2	1	1	14	69
June	46	2	0	3	14	25	103	2	3	0	0	93	34	7	1	3	4	7	2	2	3	2	58	1,144
TOTALS	625	45	1	37	171	196	1025	11	23	29	32	1600	531	78	55	241	92	393	42	42	31	19	494	5665

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1979/80 - 1986/87

	FY 79-80		FY 80-81		FY 81-82		FY 82-83		FY 83-84		FY 84-85		FY 85-86		FY 86-87	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	2,257	2,257	2,832	2,832	2,218	2,218	1,155	1,155	1,273	1,273	1,153	1,153	1,181	1,181	1,059	1,059
Tenant Summary Pet.					A 162	162	641	641	413	413	417	417	291	291	184	184
Landlord Petitions	76	426	69	311	B 233	1,205	472	3,113	146	747	49	352	94	804	77	889
Prop I Petitions																
Landlord Sub Total:	**76**	**426**	**69**	**311**	**233**	**1,205**	**472**	**3,113**	**146**	**747**	**49**	**352**	**94**	**804**	**77**	**889**
Capital Improvement									C 253	2,529	274	2,720	269	2,746	311	2,906
Prop I Petitions																
Landord Extension															G 1	
Cap. Imp. Sub Total:									**253**	**2,529**	**274**	**2,720**	**269**	**2,746**	**312**	**2,906**
Total Petitions:	**2,333**	**2,683**	**2,901**	**3,143**	**2,613**	**3,585**	**2,268**	**4,909**	**2,085**	**4,962**	**1,893**	**4,642**	**1,835**	**5,022**	**1,632**	**5,038**
Tenant Appeals	52	52	71	71	56	56	69	69	157	157	88	88	175	175	174	174
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442
Total Appeals	**99**	**262**	**188**	**592**	**182**	**486**	**181**	**398**	**253**	**445**	**194**	**798**	**299**	**630**	**323**	**616**
Eviction Notices															E 307	
Eviction Reports		F	516		739		724		892		949		884		680	
															M 5	5
Grand Total	**2,432**		**3,605**		**3,534**		**3,173**		**3,230**		**3,036**		**3,018**		**2,942**	

Petitions were first accepted in June 1979

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

(B) Rent law amended March 1982 to require landlords to apply for over guideline increases

(C) Capital improvements petitions were transfered from the Real Estate Department in October 1983.

(D) Prop. I petitions were first accepted in May 1995

(E) Eviction Notices were first accepted in March 1987

(F) Eviction Reports were first accepted in October 1980

(G) Landlord Extension petitions were first accepted in April 1987

(H) Tenant in Occupancy petitions were first accepted in June 2001

(I) Subtenant overcharge petitions were first accepted in February 2002

(J) Includes Prop I Cap. Imp. Decisions beginning FY 2003-2004

(K) ADR program began in October 2003

(L) Utility Passthrough petitions first accepted in November 2004

(M) Ellis petitions were first accepted in July 1986

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1987/88-1995/96

	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
Tenant Total:	**954**	**954**	**988**	**988**	**958**	**958**	**953**	**953**	**800**	**800**	**839**	**839**	**791**	**791**	**936**	**936**	**746**	**746**
O&M/Comps Petitions	71	530	31	153	39	182	49	286	30	133	23	152	23	55	39	126	33	148
Tenant in Occupancy																		
Prop I Rent Petitions															D 23	34	44	50
Landlord Sub Total:	**71**	**530**	**31**	**153**	**39**	**182**	**49**	**286**	**30**	**133**	**23**	**152**	**23**	**55**	**62**	**160**	**77**	**198**
Capital Improvement	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	139	953
Prop I Petitions															D 6	10	18	35
Landlord Extension	5		5		1		5		5		1	1	3	7	7	67	2	2
Cap. Imp. Sub Total:	**301**	**2,626**	**232**	**1,945**	**146**	**753**	**180**	**1,900**	**122**	**915**	**162**	**1,316**	**150**	**3,348**	**166**	**1,239**	**159**	**990**
Landlord Total:	**372**	**3,156**	**263**	**2,098**	**185**	**935**	**229**	**2,186**	**152**	**1,048**	**185**	**1,468**	**173**	**3,403**	**228**	**1,399**	**236**	**1,188**
Total Petitions	**1,326**	**4,110**	**1,251**	**3,086**	**1,143**	**1,893**	**1,182**	**3,139**	**952**	**1,848**	**1,024**	**2,307**	**964**	**4,194**	**1,164**	**2,335**	**982**	**1,934**
Tenant Appeals	136	136	222	222	157	157	102	102	154	154	110	110	122	122	411	411	100	100
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
Total Appeals:	**311**	**830**	**355**	**485**	**263**	**394**	**200**	**266**	**225**	**275**	**181**	**231**	**204**	**435**	**479**	**558**	**161**	**209**
Eviction Notices	1,298		1,537		1,472		1,380		1,249		974		965		1,068		1,354	
Eviction Reports	439		319		292		255		229		229		285		302		483	
Ellis Petitions	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
Grand Total	**3,377**		**3,467**		**3,171**		**3,020**		**2,657**		**2,409**		**2,421**		**3,019**		**2,987**	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1996/97-2002/03

	FY 96-97		FY 97-98		FY 98-99		FY 99-00		FY 2000-2001		FY 2001-2002		FY 2002-2003	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	825		967		791		867		913		894		806	
Summary Petitions	191		177		207		222		152		85		43	
Subtenant Petitions											13		34	
Tenant Total:	1,016	1,016	1,144	1,144	998	998	1,089	1,089	1,065	1,065	992	992	883	883
O&M/Comps Petitions	59	343	85	244	79	358	120	3,458	107	3,177	55	244	37	213
Costa Hawkins													8	8
Tenant in Occupancy											93	93	45	45
Prop I Rent Petitions	18	24	14	19	2	2	1	1	6	6	4	4	3	4
Landlord Sub Total:	77	367	99	263	81	360	121	3,459	113	3,183	152	341	93	270
Capital Improvement	249	1,484	300	1,459	422	3,350	467	3,816	341	3,158	431	4,588	247	1,542
Prop I Petitions	18	25	11	14	31	42	18	29	16	26	4	4	1	1
Landlord Extension	7	16	11	19	9	20	8	21	22	43	21	32	13	16
Cap. Imp. Sub Total:	274	1,525	322	1,492	462	3,412	493	3,866	379	3,227	456	4,624	261	1,559
Landlord Total:	351	1,892	421	1,755	543	3,772	614	7,325	492	6,410	608	4,965	354	1,829
Total Petitions	1,367	2,908	1,565	2,899	1,541	4,770	1,703	8,414	1,557	7,475	1,600	5,957	1,237	2,712
Tenant Appeals	124	124	251	251	97	97	147	147	169	169	149	149	314	314
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Appeals:	195	315	308	399	171	230	236	291	237	401	203	231	383	548
Eviction Notices	2,291		2,836		2,730		2,762		2,535		1,788		1,486	
Eviction Reports	737		878		949		991		895		583		453	
Ellis Petitions	6	10	18	61	116	291	208	879	110	281	62	188	70	233
Grand Total	4,596		5,605		5,507		5,900		5,334		4,236		3,629	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 2003/04-2011/12

	FY 2003-2004		FY 2004-2005		FY 2005-2006		FY 2006-2007		FY 2007-2008		FY 2008-2009		FY 2009-2010		FY 2010-2011		FY 2011-2012	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	614		579		656		621		625									
Summary Petitions	60		42		40		64		45									
Subtenant Petitions	10		14		11		3		1									
Tenant ADR	[K] 52		31		34		18		31									
Tenant Total:	736	736	666	666	741	741	706	706	702	702								
O&M/Comps Petitions	78	1,801	35	123	30	183	38	234	37	171								
Costa Hawkins	19	19	25	25	43	43	31	31	42	42								
Tenant in Occupancy	35	35	43	43	65	65	57	57	29	32								
Prop I Rent Petitions	1	1																
Landlord ADR	[K] 20	20	21	21	18	18	16	16	19	19								
Utility Passthrough			[L] 19	478	228	4,746	406	4,703	494	5,665								
Landlord Sub Total:	153	1,876	143	690	384	5,055	548	5,041	621	5,929								
Capital Improvement	[J] 198	1,691	166	908	164	707	187	1,043	196	1,025								
Landlord Extension	11	39	15	21	18	33	6	14	11	23								
Cap. Imp. Sub Total:	209	1,730	181	929	182	740	193	1,057	207	1,048								
Landlord Total:	362	3,606	324	1,619	566	5,795	741	6,098	828	6,977								
Total Petitions	1,098	4,342	990	2,285	1,307	6,536	1,447	6,804	1,530	7,679								
Tenant Appeals	126	126	179	179	80	80	175	175	78	78								
Landlord Appeals	75	107	72	784	45	81	44	375	55	241								
Total Appeals:	201	233	251	963	125	161	219	550	133	319								
Eviction Notices	1,599		1,554		1,536		1,475		1,600									
Eviction Reports	408		357		445		466		531									
Ellis Petitions	107	352	131	480	100	454	89	330	92	393								
Grand Total	3,413		3,283		3,513		3,696		3,886									

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	3	6	1		5	4	4	3	3	3	6	3	41
S. of Market	(03)	2		1	2	3	2	2	5	5	4	2	2	30
94104	(04)		3	1										4
94105	(05)													0
Potrero	(07)				1	2	1	1	2			1	1	9
Chinatown	(08)	1	2		1		1	1	1	4	1	1	2	15
Tenderloin	(09)	9	4	9	10	7	5	6	8	7	1	4	6	76
Mission	(10)	6	6	5	9	8	5	4	7	6	2	3	2	63
Fin. District	(11)											1		1
Ingleside	(12)	2	3	1	4	5	8	4	1	2		2	2	34
Eureka Valley	(14)	1	7	1	2	3	3	1		3	4	2	2	29
Western Addition	(15)	4	3	3	2	2	1	2	3	6	3	2	3	34
Parkside	(16)	2	1	3	1		2	1		4	3	1	3	21
Haight-Ashbury	(17)	4	1	7	2	3	5	9	5	4	4	1	4	49
Inner Richmond	(18)	2	3	2	2	3	1	2		5		3	1	24
Outer Richmond	(21)	2	1	4	3	1	2	5	3	5	3	4	2	35
Sunset	(22)	2	6	1	4	3	3	2	2	2	7	4	5	41
Marina	(23)	1	3	2	2	6	6		2	1	2	4	1	30
Bayview	(24)	1	1		1		1	2		2	2	3		13
West Portal	(27)				1				2	1				4
Diamond Heights	(31)	3	2	2	3			1	1	2	2	2	2	20
Lake Merced	(32)		2		4	1	1	3	4		2	3	1	21
North Beach	(33)		2	4		2	3		1	1	2	2	3	20
Portola	(34)	1	1	1	2			1	1	1	1	1	1	11
TOTALS		46	57	48	56	54	54	51	51	64	46	52	46	625

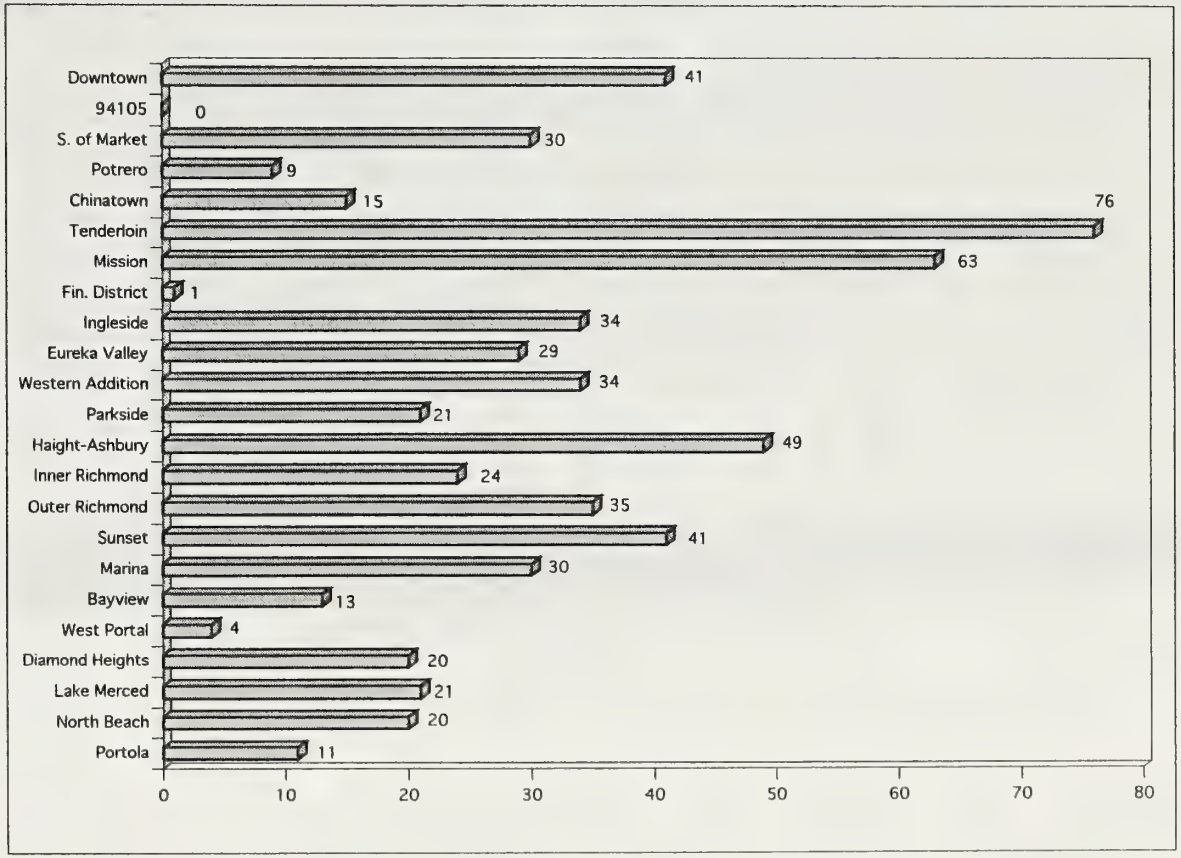


Table 1A
Tenant Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96
July	297	58	158	112	163	78	63	77	57	94	73	54	48	44	39
Aug.	256	50	110	100	127	62	98	116	58	68	67	65	65	98	55
Sept.	172	77	82	77	61	177	60	79	48	53	52	44	31	80	31
Oct.	190	70	58	73	89	83	91	71	37	58	48	80	45	80	47
Nov.	133	75	72	58	49	76	89	38	43	47	92	60	80	64	42
Dec.	208	126	103	70	79	65	78	49	54	60	41	74	71	82	54
Jan.	173	123	121	93	164	61	57	89	78	83	59	52	71	66	48
Feb.	232	105	158	92	93	82	55	66	112	80	46	66	53	75	51
March	253	148	140	141	115	99	83	54	83	72	76	68	54	69	90
April	164	103	72	139	84	72	64	89	80	71	72	64	81	62	55
May	62	103	115	102	63	124	70	91	120	70	51	92	41	67	59
June	78	117	84	96	94	80	46	65	89	68	52	47	61	46	49
TOTALS	2,218	1,155	1,273	1,153	1,181	1,059	854	884	859	824	729	766	701	833	620

MONTH	FY 96-97	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11
July	58	72	67	76	59	55	59	67	60	50	47	46			
Aug.	99	61	88	71	81	67	70	50	76	41	58	57			
Sept.	42	53	84	70	59	46	70	50	49	57	48	48			
Oct.	71	84	49	73	125	119	58	77	39	44	43	56			
Nov.	42	48	52	67	78	58	57	30	46	43	44	54			
Dec.	71	71	67	62	62	78	83	52	52	40	64	54			
Jan.	92	87	49	100	66	83	65	40	49	101	44	51			
Feb.	72	72	62	85	57	63	106	61	39	58	50	51			
March	77	86	69	70	99	80	64	46	39	54	61	64			
April	76	69	73	48	100	106	55	44	58	52	54	46			
May	57	100	63	86	67	79	67	50	37	53	49	52			
June	68	164	68	59	60	60	52	47	35	63	59	46			
TOTALS	825	967	791	867	913	894	806	614	579	656	621	625	0	0	0

Table 1B
Tenant Petitions • Yearly Trend

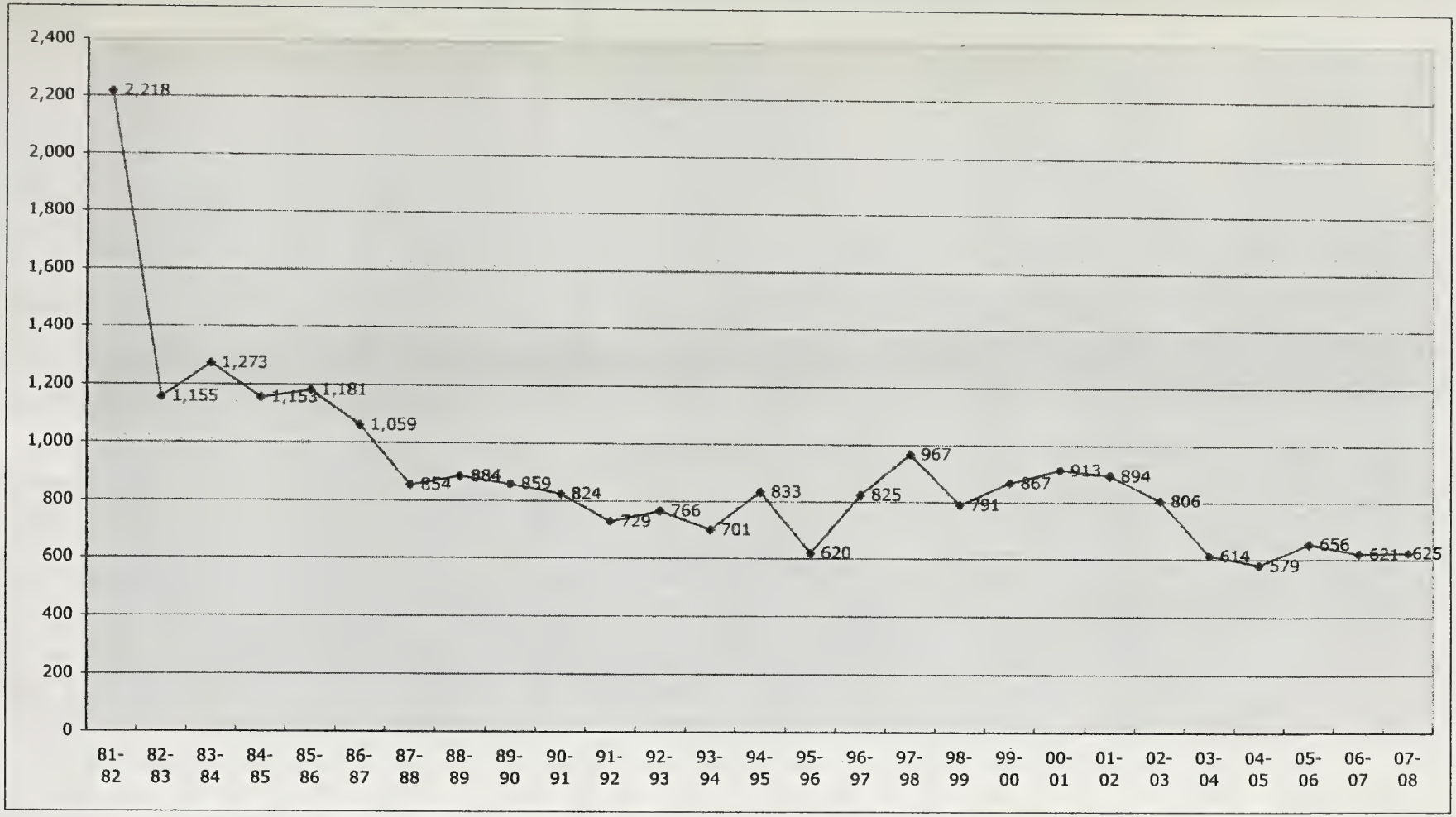


Table 2
Summary Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97
July		98	28	71	32	17	11	11	9	8	4	6	3	6	11	19
Aug.		97	47	47	32	8	13	13	11	5	9	4	8	13	15	14
Sept.		51	30	35	23	19	17	17	13	3	6	3	6	5	4	11
Oct.		57	23	33	21	12	10	10	3	12	5	6	10	6	18	7
Nov.		26	13	35	13	7	9	9	1	5	8	4	12	4	8	12
Dec.		61	50	40	23	20	4	4	11	3	2	12	7	10	9	10
Jan.		40	40	29	22	23	9	9	7	8	8	6	4	13	9	12
Feb.		44	42	15	41	23	6	6	2	18	7	5	18	13	6	13
March		67	29	32	25	15	6	6	8	9	7	8	5	9	6	14
April	A 48	29	34	28	25	24	2	2	5	11	8	9	5	9	10	13
May	46	31	33	21	17	8	5	5	17	7	5	4	6	8	12	17
June	68	40	44	31	17	8	8	12	12	5	2	6	6	7	18	49
TOTALS	162	641	413	417	291	184	100	104	99	94	71	73	90	103	126	191

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

MONTH	FY 97-98	FY 98-99	FY 99-2K	FY 2K-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
July	14	10	21	15	11	1	2	2	5	5	1					
Aug.	19	15	22	14	10	6	7	2	0	5	10					
Sept.	0	13	13	11	5	7	11	2	5	6	6					
Oct.	0	13	11	10	7	5	4	4	0	6	3					
Nov.	21	10	10	8	12	1	1	3	2	5	1					
Dec.	29	23	24	19	9	4	4	6	1	3	2					
Jan.	13	14	17	9	10	6	5	3	3	4	3					
Feb.	11	22	26	12	6	3	6	6	2	5	5					
March	22	19	22	20	4	2	10	2	5	5	3					
April	16	23	12	11	4	3	4	5	4	7	3					
May	16	14	31	9	5	2	4	3	10	8	6					
June	16	31	13	14	2	3	2	4	3	5	2					
TOTALS	177	207	222	152	85	43	60	42	40	64	45	0	0	0	0	0

Table 2A
Summary Petitions • Yearly Trend

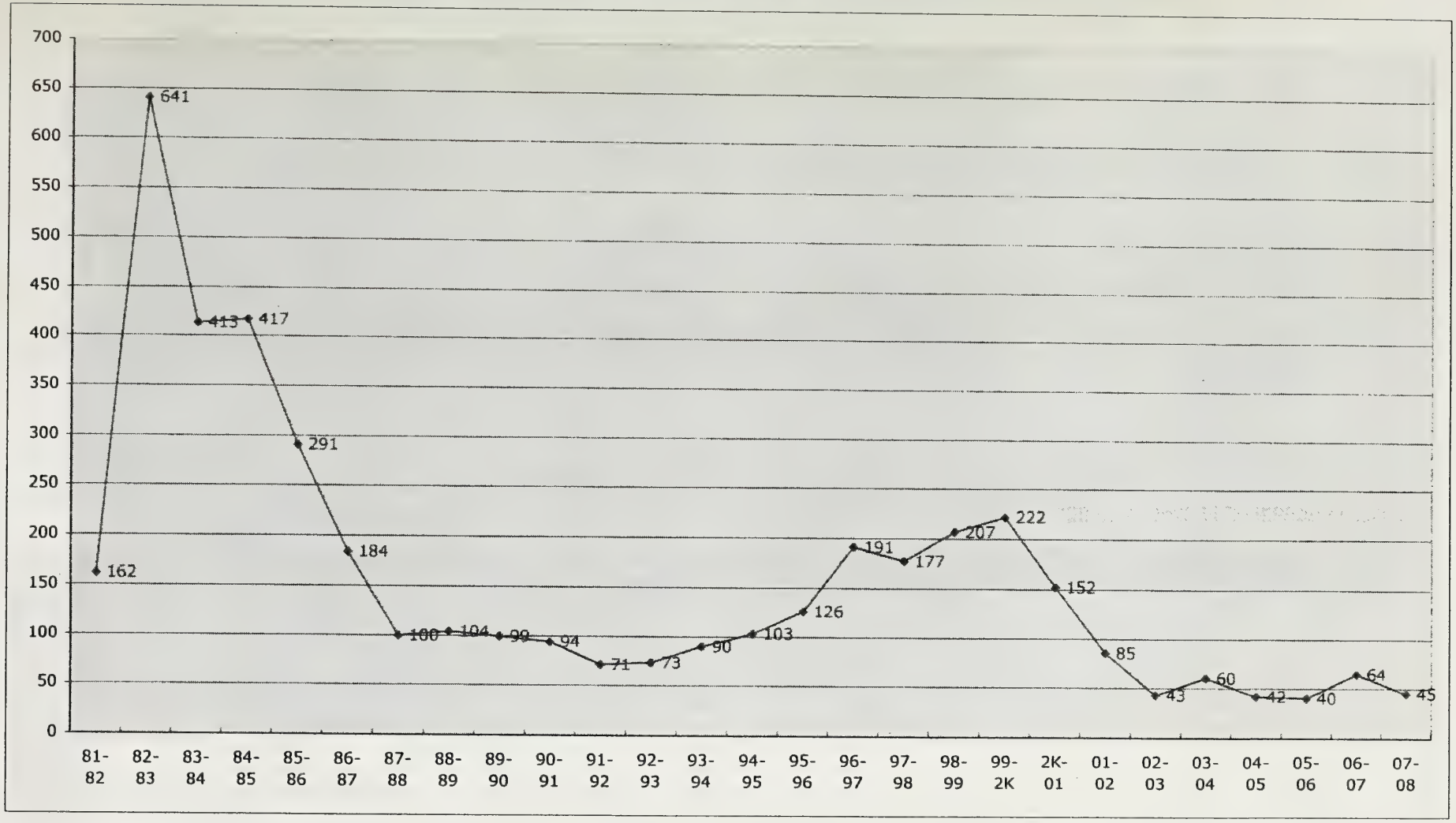


Table 3
Subtenant Overcharge Petitions • Yearly Trend

MONTH	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		3	1	1	0	0	0						
Aug.		3	0	0	1	0	0						
Sept.		5	0	1	2	0	0						
Oct.		2	1	2	3	1	0						
Nov.		2	0	1	1	0	0						
Dec.		2	0	1	1	1	0						
Jan.		4	1	2	0	0	0						
Feb.	3	2	2	0	0	0	0						
March	3	2	1	2	0	1	0						
April	2	3	1	2	0	0	0						
May	2	4	1	0	1	0	1						
June	3	2	2	2	2	0	0						
TOTALS	13	34	10	14	11	3	1	0	0	0	0	0	0

*Petitions first accepted August 2001

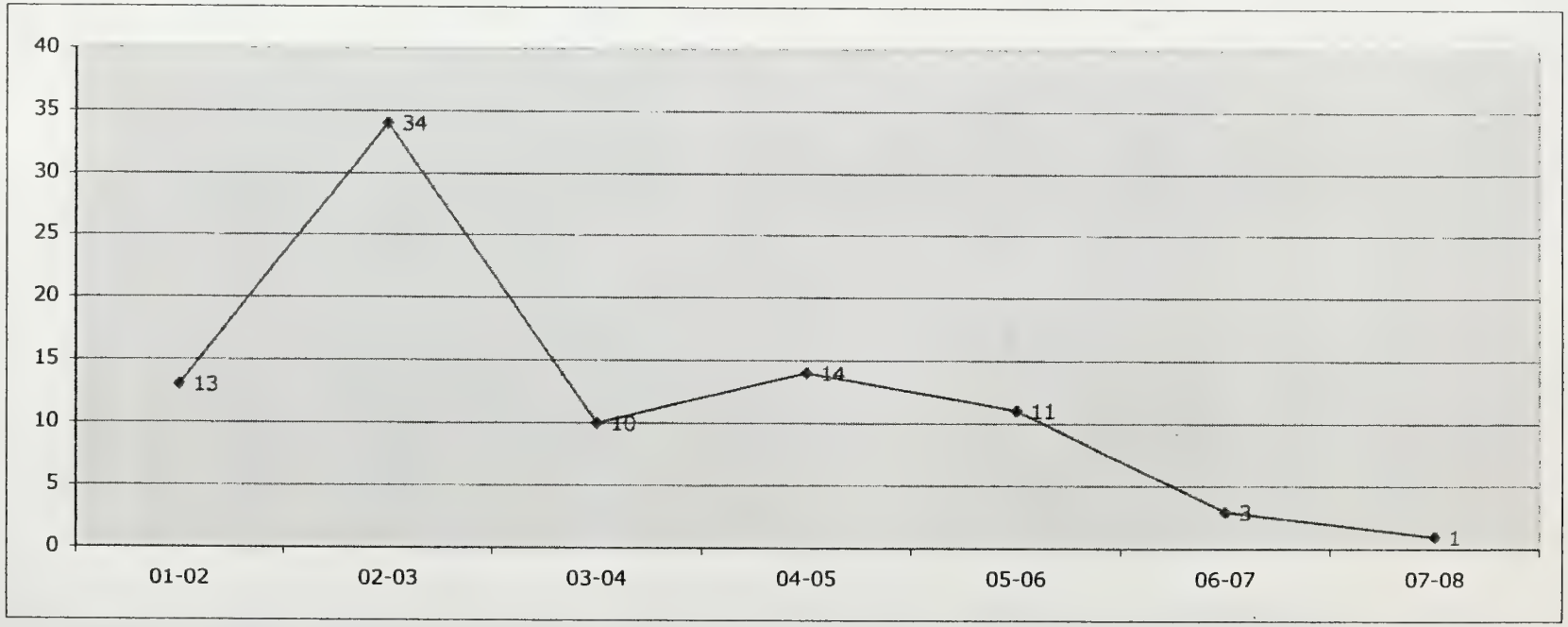


Table 4

Landlord O&M/Comps Petitions by Zip Code 2007-2008

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																	1	8							1	8
S. of Market	(03)																	1	4			1	5			2	9
Potrero	(07)																									0	0
Chinatown	(08)																									0	0
Tenderloin	(09)													1	11			1	18	2	35					4	64
Mission	(10)					1	4									1	2	1	3					1	7	4	16
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)			1	2																	1	1			2	3
Western Addition	(15)							1	1					1	5											2	6
Parkside	(16)											1	1											1	5	2	6
Haight-Ashbury	(17)	1	7													1	1			1	4			1	2	4	14
Inner Richmond	(18)					2	2					1	1													3	3
Outer Richmond	(21)											1	1	1	1											2	2
Sunset	(22)	2	4									3	5									1	1			6	10
Marina	(23)							1	4																	1	4
Bayview	(24)																									0	0
West Portal	(27)	1	11																							1	11
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)			1	5							1	2			1	8									3	15
Portola	(34)																									0	0
TOTALS		4	22	2	7	3	6	2	5	0	0	7	10	3	17	3	11	4	33	3	39	3	7	3	14	37	171

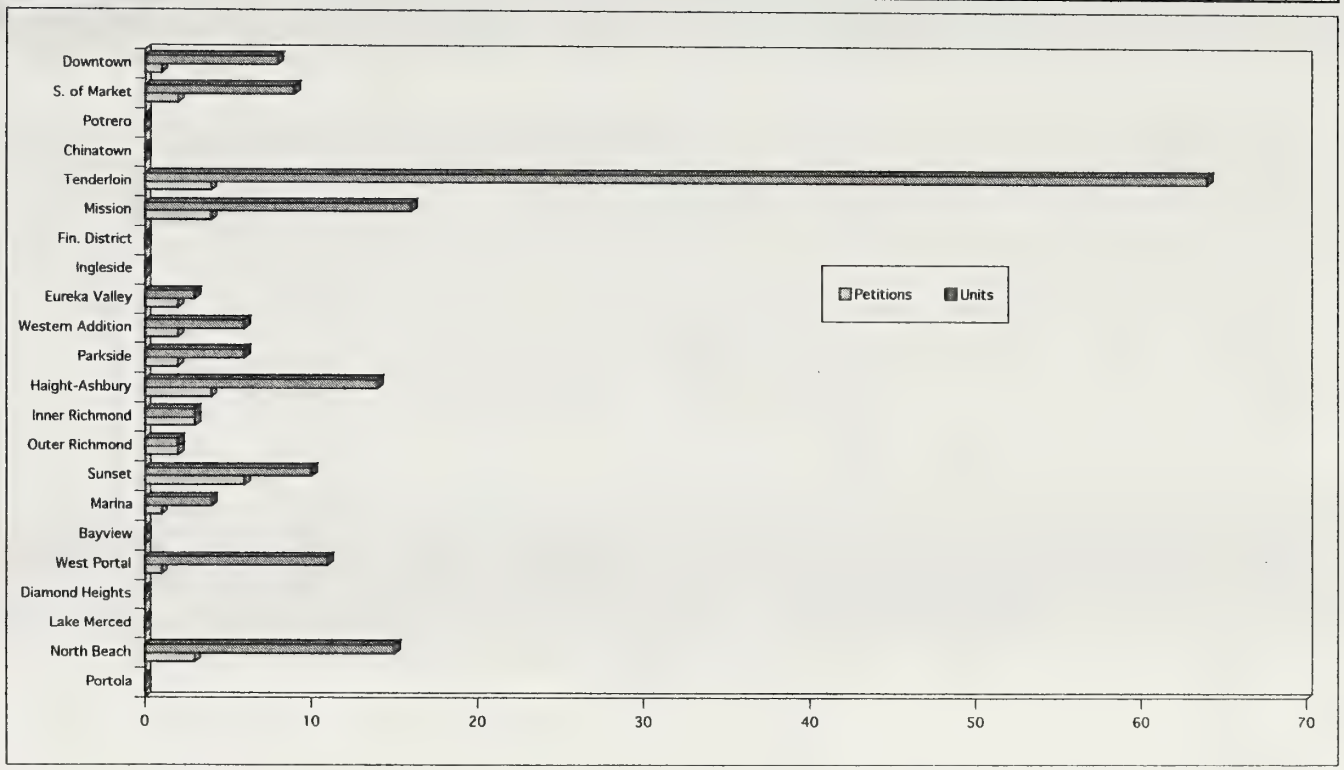


Table 4A - part 1

Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)

MONTH	Total 80-81		Total 81-82		Total 82-83		Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88/89		Total 89-90		Total 90-91		Total 91-92		Total 92-93	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	4	39	7	58	59	433	30	178	4	32	10	79	7	39	10	136	2	15	3	14	7	72	4	11	2	4
Aug.	4	20	4	21	40	193	32	140	4	22	7	61	12	206	5	41	1	7	3	13	3	14	3	16	2	3
Sept.	4	16	7	13	66	700	48	307	1	3	3	25	5	20	5	31	4	17	5	15	3	17	0	0	1	1
Oct.	2	12	9	47	28	74	4	7	4	22	7	31	7	67	4	53	1	1	2	13	1	8	3	11	3	8
Nov.	9	41	5	21	22	183	2	2	3	11	6	26	1	59	1	1	1	1	1	1	1	1	4	16	1	3
Dec.	6	22	6	46	26	148	3	7	4	18	6	126	6	21	8	83	3	7	1	9	7	65	2	2	2	4
Jan.	4	9	12	68	52	267	4	4	8	91	4	109	3	15	4	43	1	1	7	49	4	18	1	1	2	17
Feb.	6	23	10	20	33	206	7	21	4	28	9	45	2	18	5	9	2	5	1	6	7	23	2	13	2	50
March	8	17	39	A 328	27	191	5	34	5	39	8	83	8	206	4	17	2	9	3	8	5	20	3	40	2	29
April	9	51	40	165	34	259	6	20	4	10	9	89	9	60	9	49	1	12	3	10	7	23	4	7	0	0
May	7	24	36	138	24	266	4	15	4	29	13	49	7	106	8	19	7	49	6	34	2	21	3	9	5	12
June	6	37	58	380	61	193	1	12	4	47	12	81	10	72	8	48	6	29	4	10	2	4	1	7	1	21
TOTALS	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889	71	530	31	153	39	182	49	286	30	133	23	152

(A) Rent law amended March 1982 to require landlords to apply for over guideline increases

MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
					Prop I*				Prop I				Prop I				Prop I				Prop I				Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	5	11	0	0	6	39	0	0
Sept.	1	1	1	8			3	6	6	6	3	3	1	1	6	8	1	3	12	34	0	0	4	8	0	0
Oct.	2	2	1	12			1	2	7	7	6	9	3	3	5	20	2	4	8	40	0	0	10	80	0	0
Nov.	3	7	1	2			0	0	7	7	5	13	2	4	5	20	3	3	4	20	0	0	8	45	0	0
Dec.	1	3	0	0			2	14	4	6	6	11	3	5	9	19	5	6	7	42	0	0	5	28	0	0
Jan.	4	6	6	27			2	10	4	5	6	19	2	2	9	14	0	0	7	20	0	0	5	15	1	1
Feb.	2	10	1	1			4	6	0	0	4	11	0	0	9	39	0	0	4	16	0	0	8	68	0	0
March	2	7	1	1			3	10	2	2	3	12	1	2	7	17	0	0	7	70	1	1	4	19	0	0
April	2	2	5	30			3	4	2	2	5	35	1	1	5	10	0	0	10	32	0	0	49	2,962	0	0
May	2	7	11	28	B 7	10	5	34	5	5	4	191	0	0	7	34	0	0	4	9	0	0	5	39	0	0
June	3	9	9	12	16	24	2	21	0	0	4	6	2	2	13	47	0	0	6	46	1	1	9	96	0	0
TOTALS	23	55	39	126	23	34	33	148	44	50	59	343	18	24	85	244	14	19	79	358	2	2	120	3,458	1	1

Table 4A - part 2

Landlord O&M/Comps Petitions • Yearly Trend (FY 2000/01-2007-2008)

MONTH	Total 2000-01		Prop I		Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Prop I		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	D 2	11	1	1	1	9	4	22		
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6	4	10	6	45	2	7		
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13	1	17	0	0	3	6		
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7	0	0	4	8	2	5		
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6	4	18	3	8	0	0		
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1	5	68	6	41	7	10		
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9	1	2	2	18	3	17		
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25	2	32	3	15	3	11		
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1	2	2	6	41	4	33		
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0	4	12	4	32	3	39		
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36	4	16	3	17	3	7		
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8	2	5	0	0	3	14		
TOTALS	107	3,177	6	6	55	244	4	4	37	213	3	4	78	1,801	1	1	35	123	30	183	38	234	37	171	0	0

(D) Includes any Prop I comps petitions beginning FY 04-05

Table 4B

Landlord Petitions (Operating and Maintenance Expense and Comps) • Yearly Trend

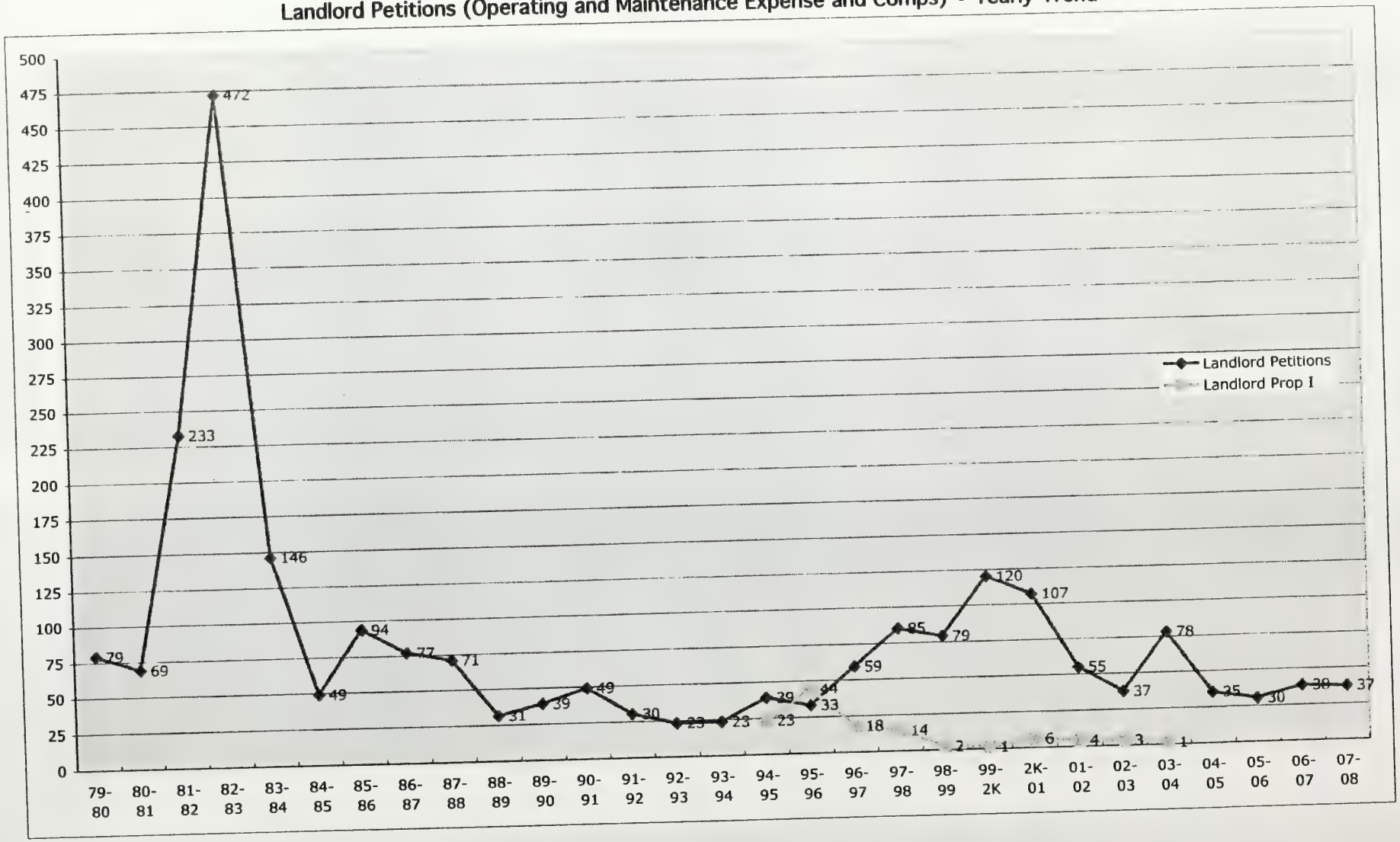


Table 5

Capital Improvement Petitions by Zip Code • 2007-2008

Neighborhood	ZipCode	July		Aug.		Sept.		Oct.		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)	1	3							2	8					1	4	1	23					1	20	6	58
S. of Market	(03)																	1	1			1	35			2	36
Potrero	(07)									1	5															1	5
Chinatown	(08)	1	1	2	20			1	1			2	63					1	20							7	105
Tenderloin	(09)	2	5					3	29					1	3	4	49	1	22	2	18	4	97			17	223
Mission	(10)			3	7	1	1	3	10	1	3	2	2	1	1	1	1	2	2	2	2	3	9	2	3	21	41
Fin. District	(11)															1	4									1	4
Ingleside	(12)																									0	0
Eureka Valley	(14)	2	3	3	5	3	8	1	2	1	4	2	4	2	10					5	12	2	5	8	19	29	72
Western Addition	(15)	1	1	2	4			1	12			2	9	1	10			1	1	2	11			1	4	11	52
Parkside	(16)											1	1					2	2							3	3
Haight-Ashbury	(17)	2	2	1	1	3	3	1	3	1	5	2	8			1	1			1	2			3	12	15	37
Inner Richmond	(18)							2	15	3	15	1	6			2	28	2	8	2	10	1	9	2	3	15	94
Outer Richmond	(21)	1	9	1	2	1	4	1	1									1	2	1	3	2	16	1	10	9	47
Sunset	(22)	2	5	1	1	1	1	1	1	2	4			2	5	5	31	1	3							15	51
Marina	(23)	4	8			4	10	2	6	2	10	1	1			2	3			1	1	5	11	4	7	25	57
Bayview	(24)			3	4																					3	4
West Portal	(27)	1	11																							1	11
Diamond Heights	(31)			1	2			1	9															2	16	4	27
Lake Merced	(32)																									0	0
North Beach	(33)			1	2			5	62			1	2			1	3			1	18	1	2	1	9	11	98
Portola	(34)																									0	0
TOTALS		17	48	18	48	13	27	22	151	13	54	14	96	7	29	18	124	13	84	17	77	19	184	25	103	196	1025

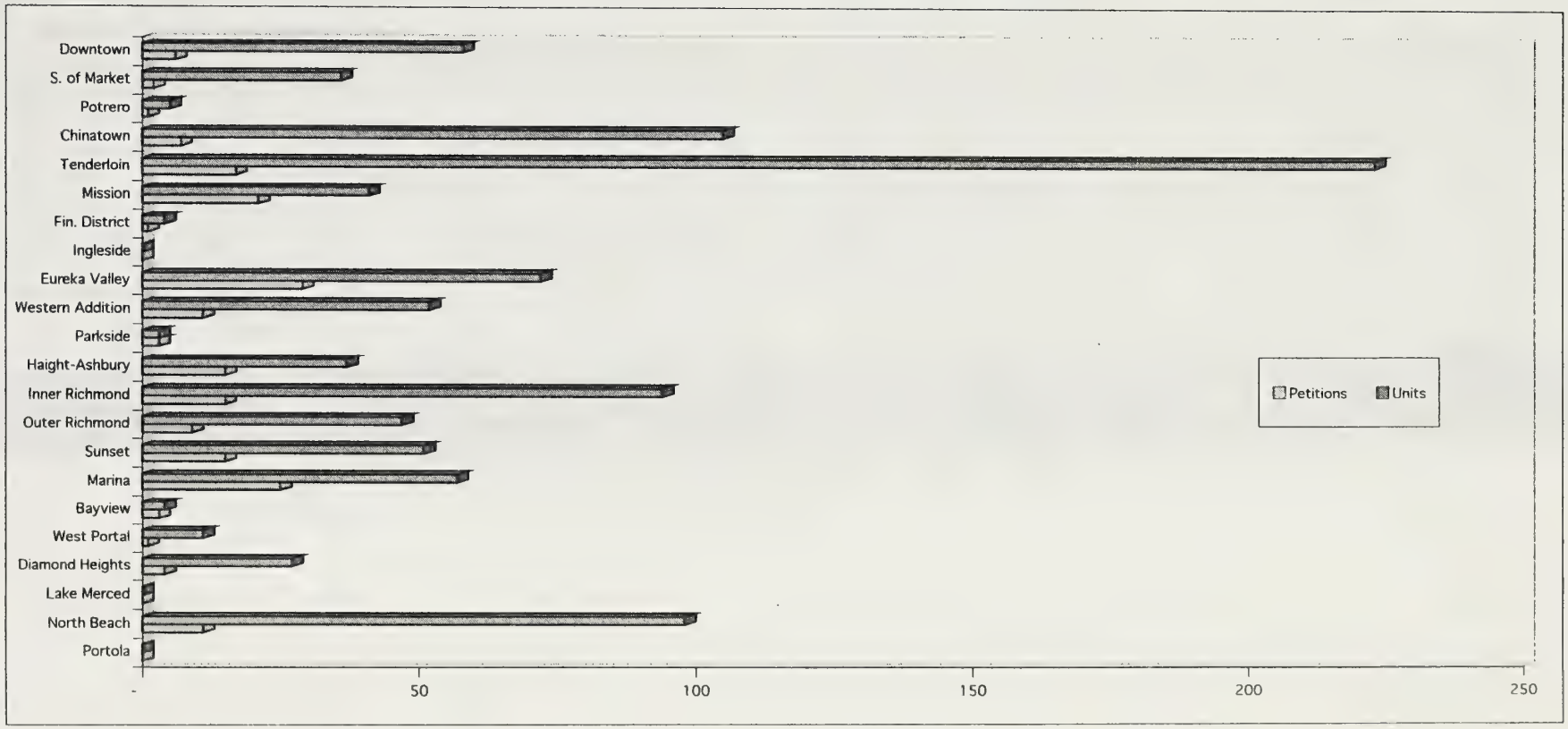


Table 5A - part 1

Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01

MONTH	Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Prop I*	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July			15	124	17	242	30	269	33	245	18	167	11	35	14	53	8	58	15	64	5	12	17	171		
Aug.			27	184	19	198	17	51	23	131	28	347	6	17	20	340	19	131	12	65	16	405	17	83		
Sept.			36	473	29	367	40	849	36	806	12	39	19	142	15	74	8	18	4	14	11	31	14	109		
Oct.	30	352	20	177	21	204	33	250	18	99	15	67	7	28	15	64	9	106	11	30	4	57	17	54		
Nov.	22	68	24	145	23	203	15	78	38	261	15	110	8	23	9	39	3	17	19	328	13	46	7	43		
Dec.	21	167	24	165	16	270	30	221	30	227	13	81	16	76	12	161	4	11	8	20	6	47	8	46		
Jan.	39	307	11	144	20	109	23	118	21	140	20	179	19	72	13	70	11	41	13	53	27	1,253	4	10		
Feb.	26	157	20	304	22	181	27	265	15	114	27	182	11	78	15	65	6	40	11	100	22	452	1	8		
March	43	966	33	483	32	435	23	190	23	191	23	403	13	62	15	616	15	79	34	518	6	21	30	379		
April	23	123	20	195	25	241	23	208	15	110	19	148	10	69	14	165	8	30	13	45	19	799	12	75		
May	19	144	23	149	24	166	30	279	27	165	11	55	8	84	17	172	16	336	10	37	7	138	13	57	2	3
June	30	245	21	177	21	130	20	128	17	137	26	167	17	67	16	81	10	48	11	41	11	80	13	127	4	7
TOTALS	253	2,529	274	2,720	269	2,746	311	2,906	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	6	10

Capital improvements petitions were transfered from the Real Estate Department in October 1983.

* Prop I capital improvement petition effective May 1995

MONTH	Total 95-96		Prop I		Total 96-97		Prop I		Total 97-98		Prop I		Total 98-99		Prop I		Total 99-2000		Prop I		Total 2000-01		Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	18	97	1	1	23	66	2	2	34	323	0	0	35	274	2	2	63	647	1	1
Aug.	7	19	1	1	26	136	2	3	18	54	0	0	26	229	1	3	35	320	2	4	35	208	1	2
Sept.	15	82	2	4	19	69	3	3	23	97	0	0	42	483	5	7	33	146	2	3	32	145	1	3
Oct.	6	23	4	8	27	182	2	3	38	191	3	4	37	198	3	5	39	310	5	8	50	294	2	2
Nov.	19	297	2	2	16	125	3	7	30	187	1	1	36	429	0	0	31	165	0	0	61	1,048	3	6
Dec.	12	60	2	3	14	73	1	1	25	121	0	0	31	199	3	3	57	495	0	0	19	133	2	2
Jan.	10	80	1	1	11	52	0	0	20	79	0	0	31	155	1	1	50	496	1	1	14	57	3	4
Feb.	30	176	0	0	8	19	2	3	39	233	0	0	43	235	4	4	34	271	1	3	25	153	0	0
March	6	44	0	0	37	230	2	2	21	50	1	1	51	363	3	5	43	291	5	8	27	311	3	6
April	11	61	1	1	30	199	2	2	20	81	1	1	34	388	4	6	33	421	0	0	6	107	0	0
May	12	55	1	1	26	166	0	0	17	111	3	5	29	234	3	3	33	213	0	0	5	24	0	0
June	5	40	1	1	17	136	0	0	26	189	0	0	28	114	4	5	44	414	0	0	4	31	0	0
TOTALS	139	953	18	35	249	1,484	18	25	300	1,459	11	14	422	3,350	31	42	467	3,816	18	29	341	3,158	16	26

Table 5A - part 2

Capital Improvement Petitions • Yearly Trend Fiscal Years 2001/02 - 2007-2008

MONTH	Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	2	12	0	0	24	155	0	0	A 14	36	14	61	16	51	9	34	17	48						
Aug.	13	44	0	0	29	150	0	0	18	73	8	46	11	57	20	175	18	48						
Sept.	32	906	0	0	16	70	1	1	25	63	13	225	10	71	12	80	13	27						
Oct.	89	698	0	0	25	73	0	0	16	104	13	85	13	38	19	93	22	151						
Nov.	58	809	0	0	36	293	0	0	18	94	8	20	10	106	10	72	13	54						
Dec.	36	243	0	0	32	327	0	0	25	862	7	17	17	51	28	143	14	96						
Jan.	29	780	1	1	13	70	0	0	8	52	21	57	19	62	12	48	7	29						
Feb.	45	301	0	0	23	143	0	0	22	177	19	74	8	11	10	75	18	124						
March	24	138	1	1	10	21	0	0	10	36	12	44	7	15	17	103	13	84						
April	46	306	1	1	6	14	0	0	12	93	21	59	15	36	17	85	17	77						
May	38	210	1	1	14	61	0	0	18	46	15	62	22	158	19	89	19	184						
June	19	141	0	0	19	165	0	0	12	55	15	158	16	51	14	46	25	103						
TOTALS	431	4,588	4	4	247	1,542	1	1	198	1,691	166	908	164	707	187	1,043	196	1,025	0	0	0	0	0	0

(A) Includes Prop I Capital Improvement Petitions beginning FY 03-04

Table 5B
Capital Improvement Petitions • Yearly Trend

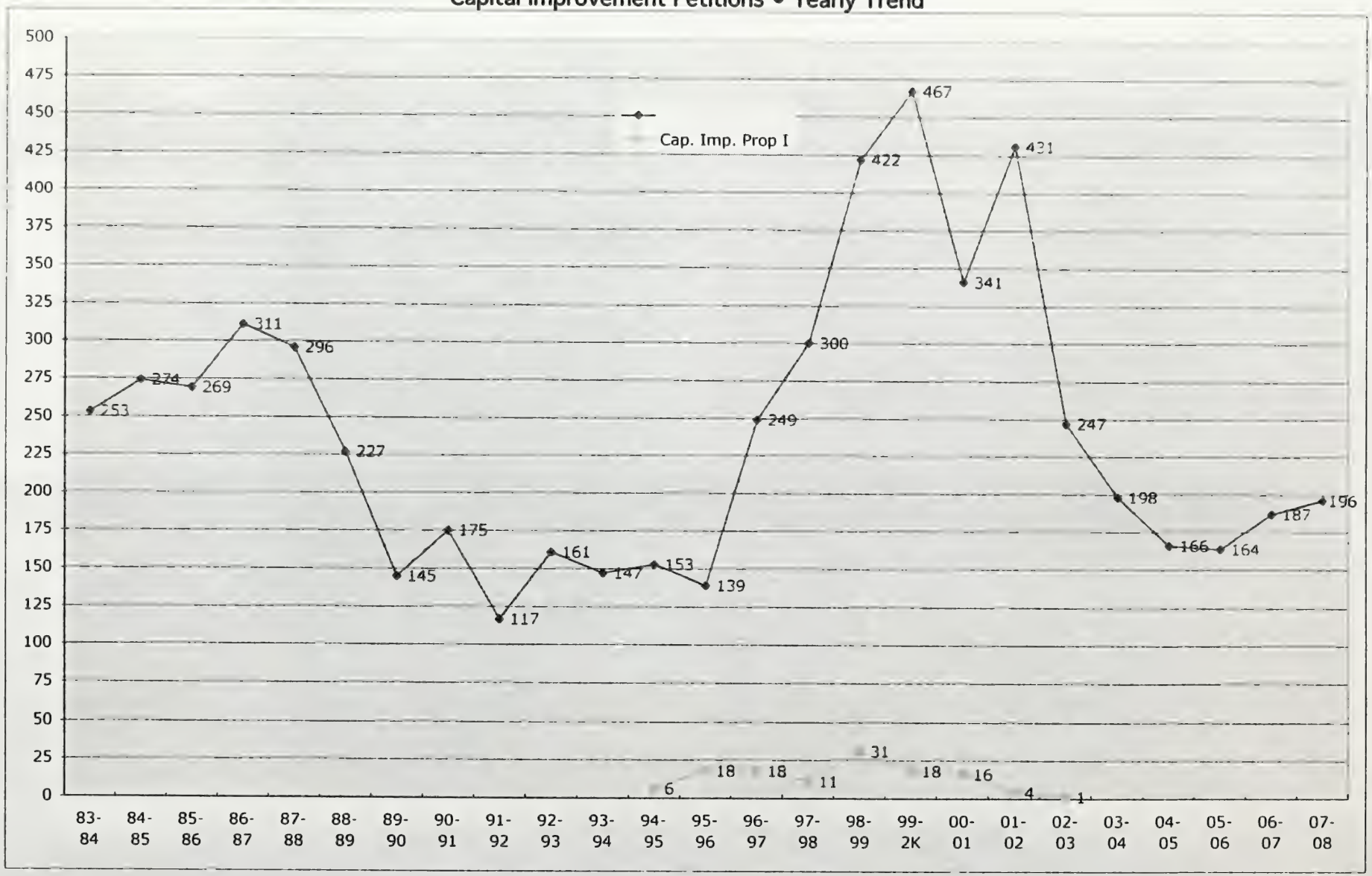


Table 6
Landlord Extension of Time Petitions by Zip Code • 2007-2008

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																							1	2	1	2
S. of Market	(03)			1	1																					1	1
Potrero	(07)																									0	0
Chinatown	(08)																									0	0
Tenderloin	(09)													1	1											1	1
Mission	(10)																							1	1	1	1
Fin. District	(11)																									0	0
Ingleside	(12)											1	1													1	1
Eureka Valley	(14)													1	1											1	1
Western Addition	(15)									1	2															1	2
Parkside	(16)																									0	0
Haight-Ashbury	(17)									1	6					1	1									2	7
Inner Richmond	(18)							1	2																	1	2
Outer Richmond	(21)																									0	0
Sunset	(22)																									0	0
Marina	(23)																									0	0
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)							1	5																	1	5
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)																									0	0
TOTALS		0	0	1	1	0	0	2	7	2	8	1	1	2	2	1	1	0	0	0	0	0	0	2	3	11	23

Table 6A
Landlord Extension Of Time Petitions • Yearly Trend

MONTH	6 Yr. To 88-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-2000		FY 00-01		FY 01-02	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0					1	1							1	1	1	1	9	25	1	1
Aug.	4	24					1	30			1	1	2	3	2	3	2	2	1	3	4	2
Sept.	4	23													1	1	0	0	1	1	4	4
Oct.	5	17					1	3	1	1	1	2			2	11	2	5	2	3	2	5
Nov.	1	1			2	4							2	2	1	1	1	1	1	1	1	6
Dec.	1	4					1	30			1	2	1	1							1	1
Jan.	0	0											2	2					2	3	2	2
Feb.	1	3									1	2	2	4					2	2	2	2
March	3	28									1	3			1	1	2	12			0	0
April	2	2	1	1							1	5							1	1	1	3
May	3	9			1	3			1	1											1	1
June	2	5					3	3			1	1	2	7	1	2	0	0	3	4	2	5
TOTALS	26	116	1	1	3	7	7	67	2	2	7	16	11	19	9	20	8	21	22	43	21	32

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	1	1	0	0	1	1	0	0	2	5	0	0										
Aug.	1	1	0	0	1	1	1	1	0	0	1	1										
Sept.	0	0	1	24	0	0	3	4	0	0	0	0										
Oct.	0	0	6	10	1	1	2	2	1	1	2	7										
Nov.	0	0	0	0	0	0	1	1	0	0	2	8										
Dec.	1	1	0	0	1	1	1	1	1	1	1	1										
Jan.	2	2	0	0	3	6	1	1	1	5	2	2										
Feb.	0	0	0	0	0	0	1	2	1	2	1	1										
March	4	4	2	2	1	3	1	1	0	0	0	0										
April	3	3	0	0	2	2	1	12	0	0	0	0										
May	1	1	0	0	3	3	1	1	0	0	0	0										
June	1	3	2	3	2	3	5	7	0	0	2	3										
TOTALS	14	16	11	39	15	21	18	33	6	14	11	23	0	0	0	0	0	0	0	0	0	0

Table 6B
Landlord Extension of Time Petitions • Yearly Trend

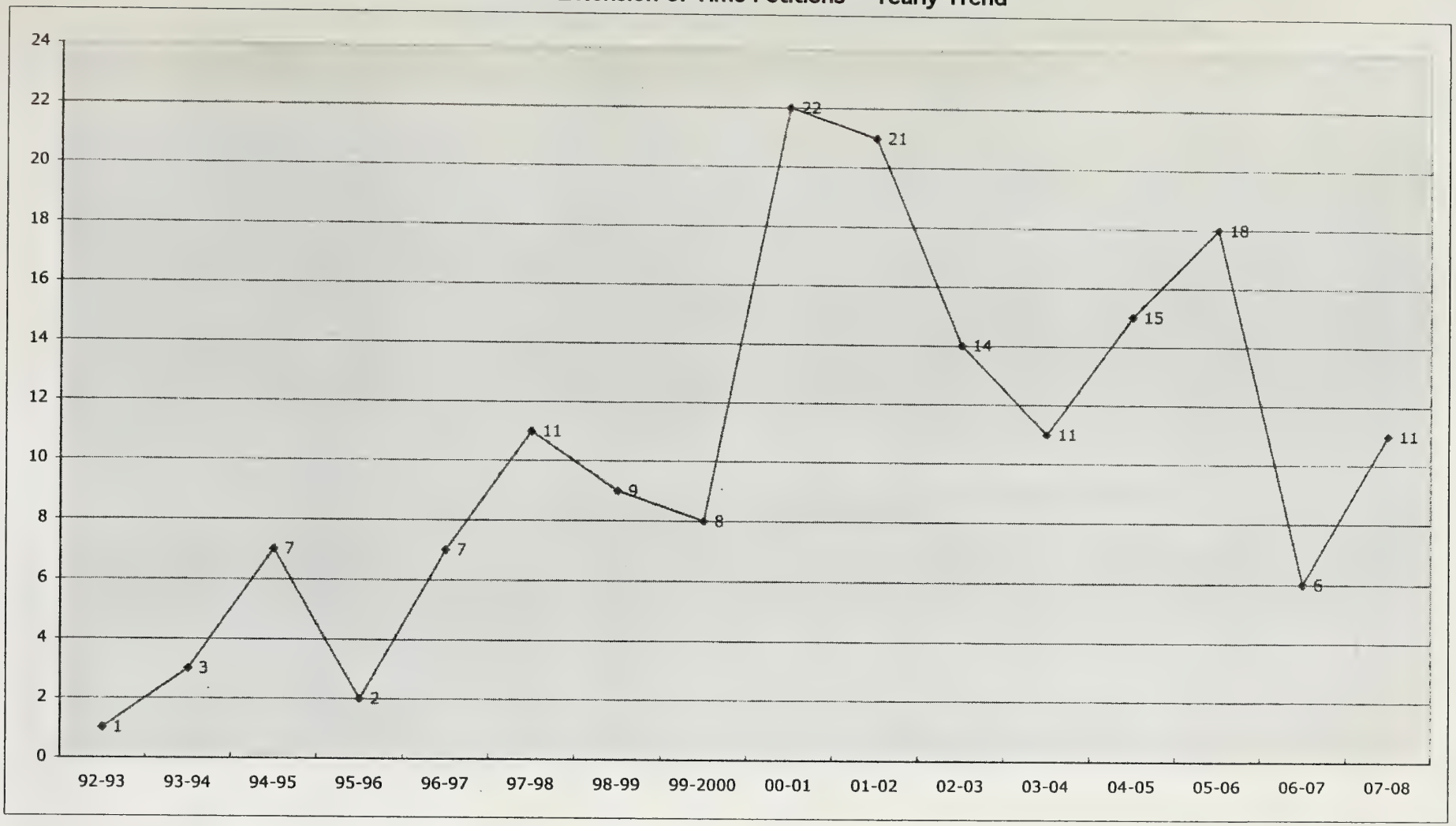


Table 7

Tenant in Occupancy Petitions (Regulation 1.21) • Yearly Trend

MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	9	9	10	10	3	3	2	2	5	5	9	9	9	10												
Aug.	14	14	1	1	3	3	7	7	8	8	6	6	3	3												
Sept.	7	7	4	4	3	3	2	2	6	6	3	3	1	1												
Oct.	9	9	4	4	2	2	6	6	4	4	0	0	5	7												
Nov.	9	9	3	3	1	1	4	4	6	6	5	5	3	3												
Dec.	6	6	1	1	3	3	1	1	6	6	6	6	0	0												
Jan.	4	4	1	1	3	3	2	2	2	2	7	7	0	0												
Feb.	7	7	4	4	4	4	1	1	4	4	2	2	2	2												
March	3	3	2	2	2	2	8	8	6	6	5	5	3	3												
April	11	11	4	4	6	6	4	4	4	4	9	9	1	1												
May	10	10	3	3	1	1	3	3	8	8	1	1	2	2												
June	4	4	8	8	4	4	3	3	6	6	4	4	0	0												
TOTALS	93	93	45	45	35	35	43	43	65	65	57	57	29	32	0	0	0	0	0	0	0	0	0	0	0	0

*Effective Date of Legislation: June 5, 2001

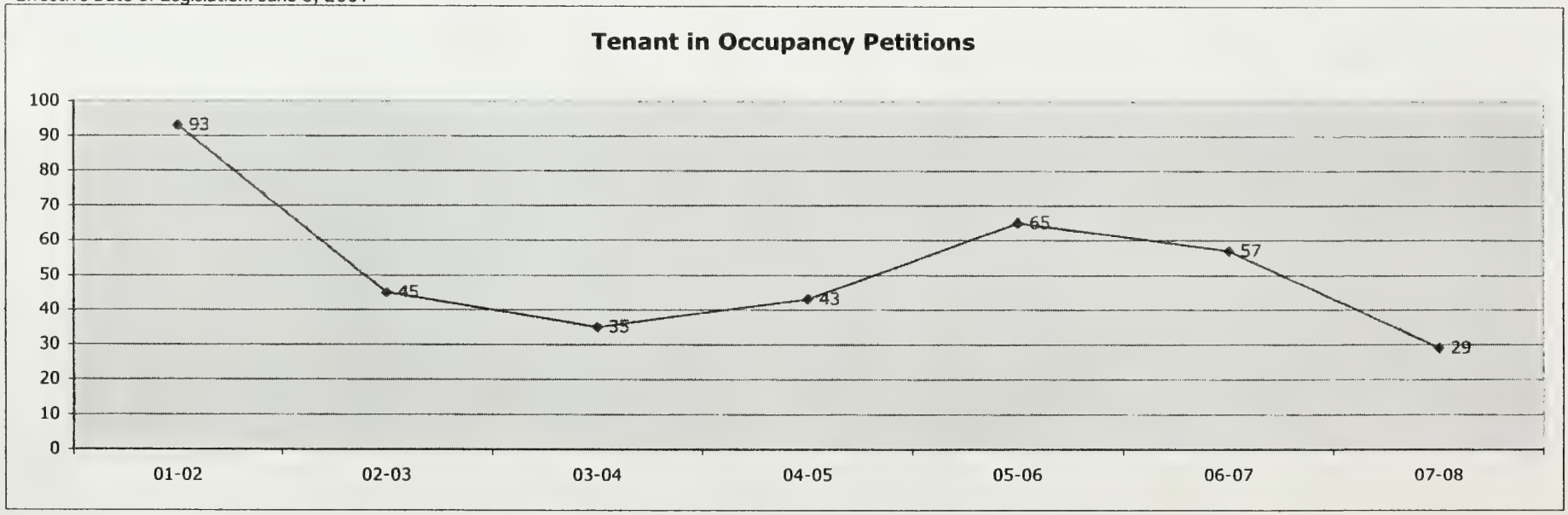


TABLE 8
Annual Eviction Notices • 2007-2008

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	15	14	10	10	7	10	6	10	3	5	5	3	98
Late-Pay	3	13	5	7	8	8	11	7	9	7	7	3	88
Breach	21	47	46	59	35	26	39	42	29	27	25	28	424
Nuisance	26	34	17	33	23	19	28	23	33	30	26	25	317
Illegal	4	5	1	5	1	1	2	4	2	3	5	6	39
Agreement	2	1	3	1	1	0	0	0	0	0	0	1	9
Access	3	2	2	2	1	2	3	1	0	2	1	1	20
Sub	1	2	0	0	1	0	1	1	2	1	0	4	13
Own-Occ	14	14	17	16	6	16	12	16	15	13	11	11	161
Condo	0	1	0	0	0	0	0	1	0	0	0	0	2
Demolition	3	2	1	0	8	0	6	3	4	6	4	2	39
Capital Imp.	5	1	1	9	3	17	7	2	3	5	3	0	56
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis	10	36	24	20	12	43	7	16	22	25	47	3	265
Roommate	2	1	4	1	1	0	2	1	1	1	2	3	19
Lead	1	0	1	0	0	0	0	0	0	0	0	0	2
Other	5	6	1	5	0	3	6	4	3	1	11	3	48
TOTALS	115	179	133	168	107	145	130	131	126	126	147	93	1,600

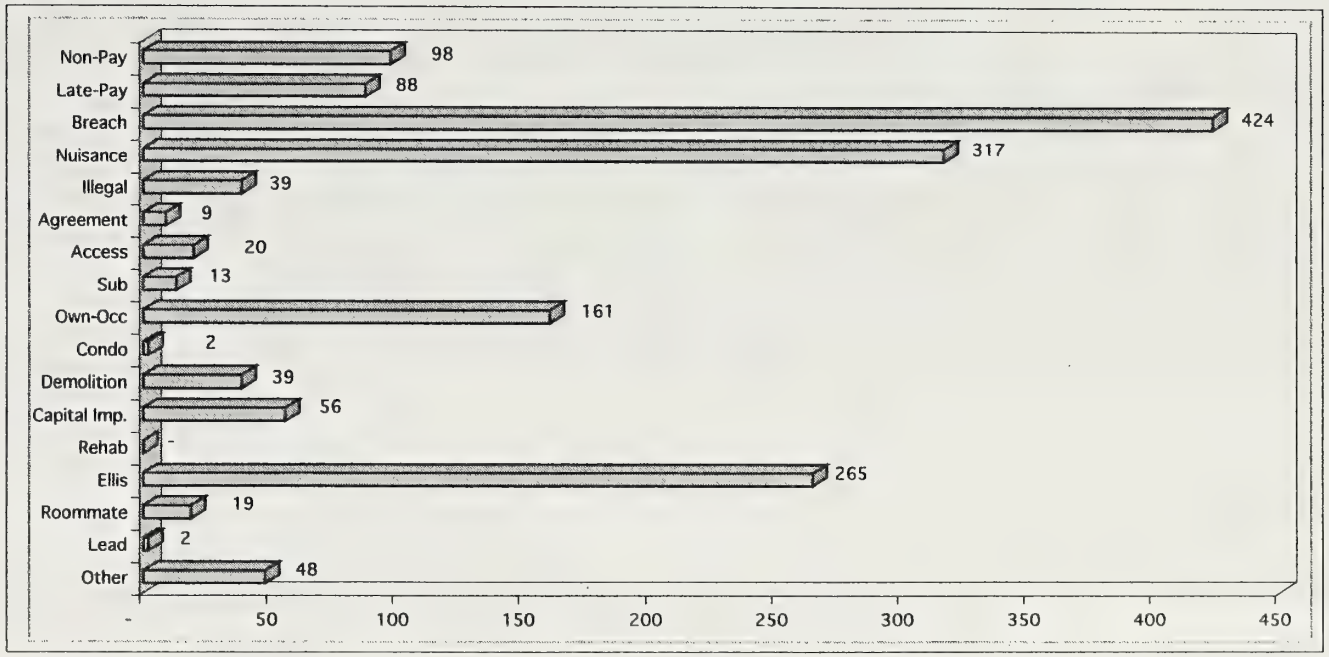


Table 8A - 1
Annual Eviction Notices • Yearly Trend

	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04
Non-Pay	130	175	107	123	137	96	101	133	125	132	142	143	150	111	109	89	114
Late-Pay	80	53	98	88	60	72	50	40	49	85	100	101	93	86	57	65	62
Breach	9	90	204	183	158	136	133	104	172	290	327	344	327	398	329	236	274
Nuisance	185	207	231	227	205	215	159	204	236	247	258	247	278	256	283	247	285
Illegal	0	6	16	9	11	11	15	9	53	16	17	24	32	27	41	18	25
Agreement	71	21	18	17	114	3	0	0	0	0	2	4	6	2	2	1	0
Access	5	11	8	12	13	8	5	11	1	0	18	12	14	9	6	9	4
Sub	40	28	74	96	40	34	12	25	34	67	90	168	84	30	4	13	11
Own-Occ	522	564	545	469	356	293	344	361	481	1075	1410	1200	937	991	594	422	364
Condo				1	0	0	0	0	1	1	1	0	6	5	5	7	3
Demolition	0	4	14	13	13	12	12	33	36	53	77	39	43	84	88	94	73
Capital Imp.	76	149	47	30	30	10	33	8	18	53	44	24	80	58	47	64	69
Rehab	67	114	16	13	13	1	4	7	10	38	35	26	14	7	8	2	0
Ellis	26	18	3	4	4	0	0	0	0	3	12	206	440	274	83	115	228
Roommate	7	15	24	38	38	10	20	30	49	71	119	104	146	130	94	73	57
Lead	80	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Other		82	67	57	57	73	77	104	103	160	194	90	110	69	37	31	30
TOTALS	1298	1537	1472	1380	1249	974	965	1069	1368	2291	2846	2732	2761	2538	1787	1486	1599

	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Non-Pay	86	103	99	98						
Late-Pay	49	60	72	88						
Breach	246	271	294	424						
Nuisance	274	310	310	317						
Illegal	21	49	39	39						
Agreement	0	0	1	9						
Access	5	11	15	20						
Sub	15	19	24	13						
Own-Occ	288	248	210	161						
Condo	7	1	4	2						
Demolition	66	48	47	39						
Capital Imp.	70	83	58	56						
Renab	1	5	0	0						
Ellis	330	248	210	265						
Roommate	49	39	42	19						
Lead	7	0	1	2						
Other	40	41	49	48						
TOTALS	1554	1536	1475	1600	0	0	0	0	0	0

Table 8A - 2
Annual Eviction Notices • Yearly Trend

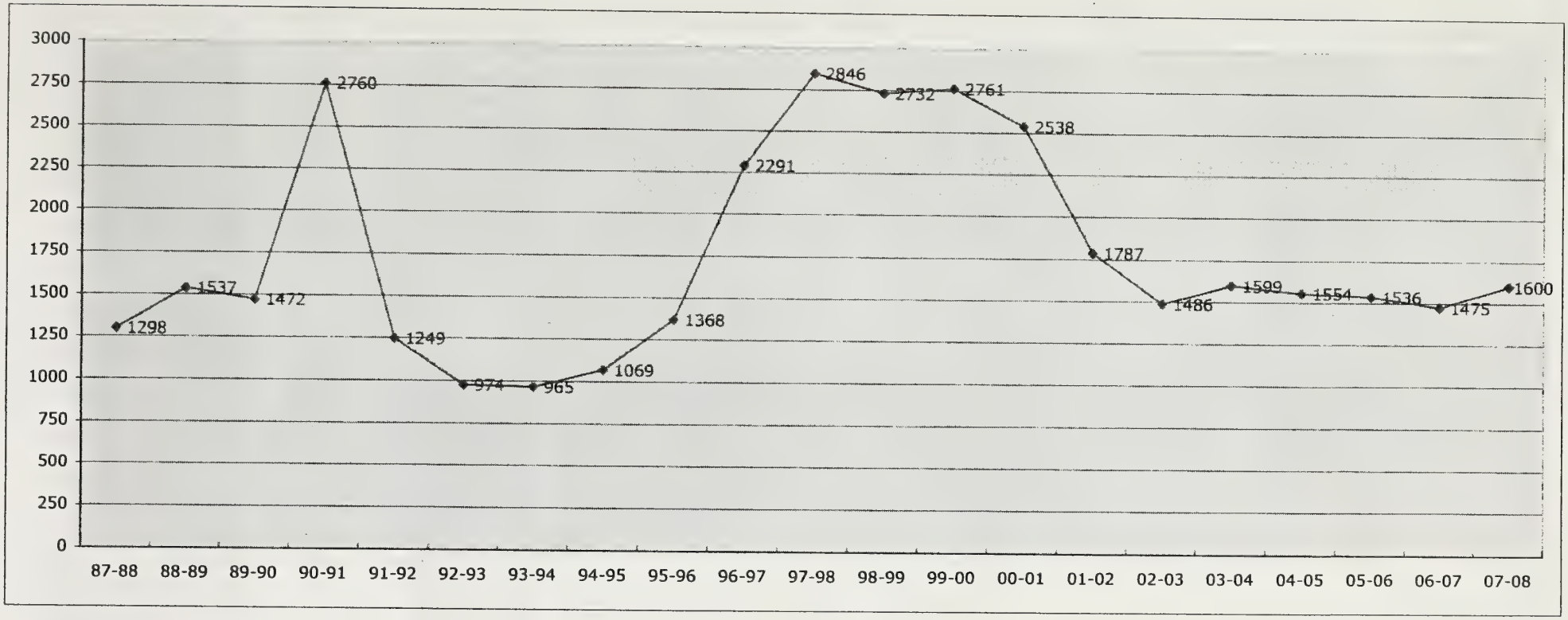


Table 8B

Annual OMI Eviction Notices by Zip Code • 2007-2008

Neighborhood	ZipCode	July	Aug.	Sept.	Oct	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)													0
S. of Market	(03)	1					2		1			2		6
94104	(04)													0
94105	(05)	1												1
Potrero	(07)							1						1
Chinatown	(08)				1									1
Tenderloin	(09)	1		1			1					1	1	5
Mission	(10)	1	1	4	2	1	2	2	3	2	2	1	2	23
Fin. District	(11)													0
Ingleside	(12)	2	2	2	1	1	2						2	12
Eureka Valley	(14)	1	1		1		1		3	3	3	1		14
Western Addition	(15)	1	1	2	1	1	1							7
Parkside	(16)		1	1		1				1	1			5
Haight-Ashbury	(17)			2		2	2	3	2				2	13
Inner Richmond	(18)	2	1		1		2	1	1	1	1	2		12
Outer Richmond	(21)	1		2	1			1				1	3	9
Sunset	(22)		3	2	3		1	2	2	2	2	2		19
Marina	(23)	1	2	1	4				2					10
Bayview	(24)						1		1					2
West Portal	(27)	1	1					1	1			1		5
Diamond Heights	(31)	1			1		1			2	2			7
Lake Merced	(32)		1					1		1	1			4
North Beach	(33)												1	1
Portola	(34)									1	1			2
TOTALS		14	14	17	16	6	16	12	16	13	13	11	11	159

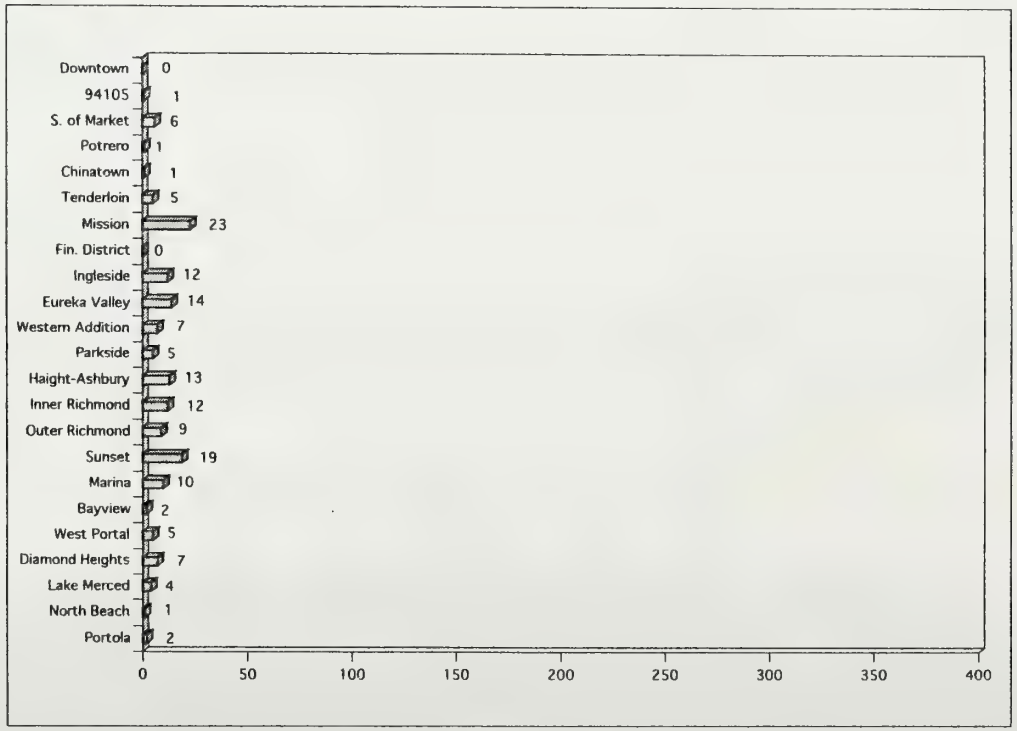
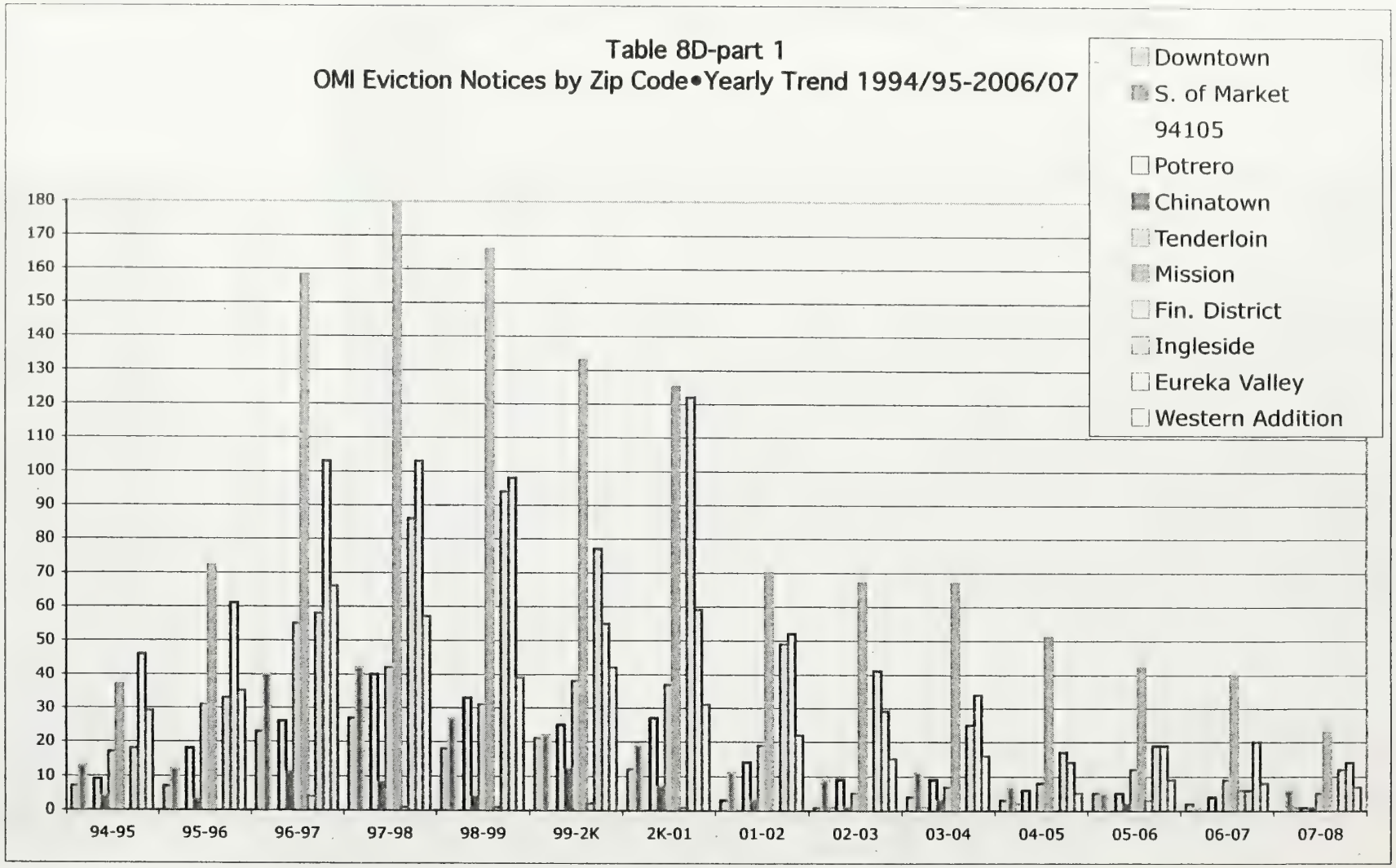


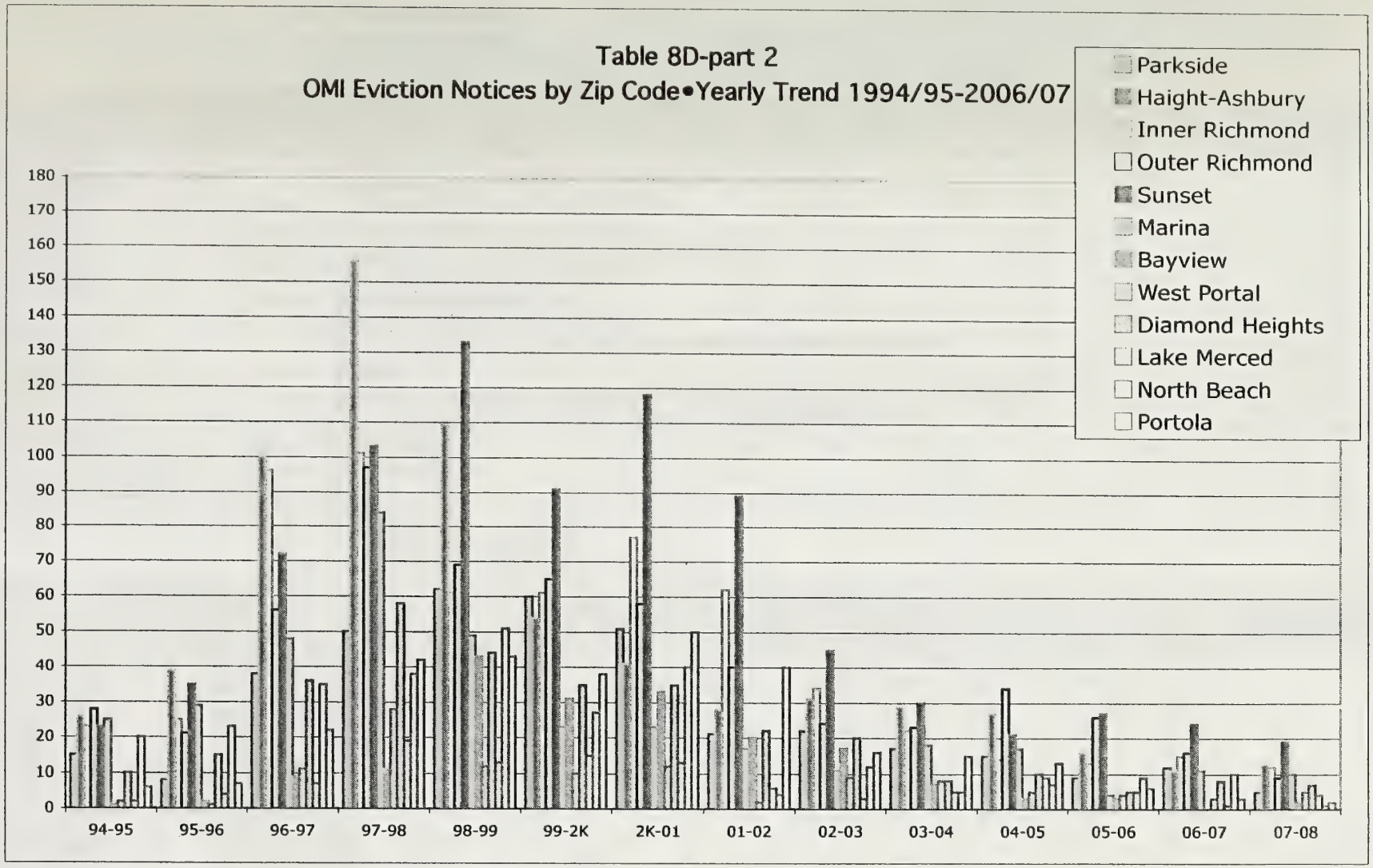
Table 8C

OMI Eviction Notices • Yearly Trend by Zip Code

Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	Totals
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	5	2	0	133
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	5	1	6	225
94105	(05)								0	1	1	2	0	0	1	5
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	5	4	1	226
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	2	0	1	59
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	12	9	5	316
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	42	40	23	1268
Fin. District	(11)			4	1	1	2	1	0	0	0	0	3	6	0	18
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	19	6	12	657
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	19	20	14	707
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	9	8	7	381
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	9	12	5	385
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	16	11	13	680
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	13	15	12	616
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	26	16	9	566
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	27	24	19	830
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	4	11	10	369
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	3	0	2	182
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	4	3	5	112
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	5	8	7	313
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	5	1	4	106
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	9	10	1	282
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	6	3	2	303
TOTALS		361	481	1074	1410	1200	937	991	594	422	364	288	248	210	159	8739



* Original Table in Color is on Rent Board website.



* Original Table in Color is on Rent Board website.

Table 9
Report of Alleged Wrongful Eviction by Zip Code • 2007-2008

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	3	4	5	2	1	3	1	2	5	1	1	1	29
S. of Market	(03)			2	2	3	3	2	2	1	3		1	19
94104	(04)		6							1		1		8
94105	(05)													0
Potrero	(07)		1	4	1	2			2		1			11
Chinatown	(08)	2	1	1			3			1				8
Tenderloin	(09)	4	2	2	6	7	4	6	6	3	3		2	45
Mission	(10)	6	5	8	3	8	3	3		9	8	6	2	61
Fin. District	(11)								5			1		6
Ingleside	(12)	7	6	3	9	3	2	3	2	2	3	4	5	49
Eureka Valley	(14)	1	5	2		3		1	2	1	6	3		24
Western Addition	(15)	1	3	2	1	3			3	1	2	1	2	19
Parkside	(16)	2	1	5	1	3	2	2	2	1		2	3	24
Haight-Ashbury	(17)	3	3	1	1	4	5	2	2	5	2	5	2	35
Inner Richmond	(18)		1	2	2	2	3	1	1	3	6	2	1	24
Outer Richmond	(21)	2	2	3	2	1	2		3	1	5	3	3	27
Sunset	(22)	4	5	3	8	3	3		2	5	5	1	4	43
Marina	(23)	2	1		1	2	1	2		1	1	2		13
Bayview	(24)	1	3		1	2	1	2	4	1	2	4	2	23
West Portal	(27)									2	1	2		5
Diamond Heights	(31)		2	1	3					3	1			10
Lake Merced	(32)			4	3	1	1		2	6	2			19
North Beach	(33)	2	1	2			1	1	2	2	1	1	2	15
Portola	(34)	1	1		1				2	1	2	2	4	14
TOTALS		41	53	50	47	48	37	26	44	55	55	41	34	531

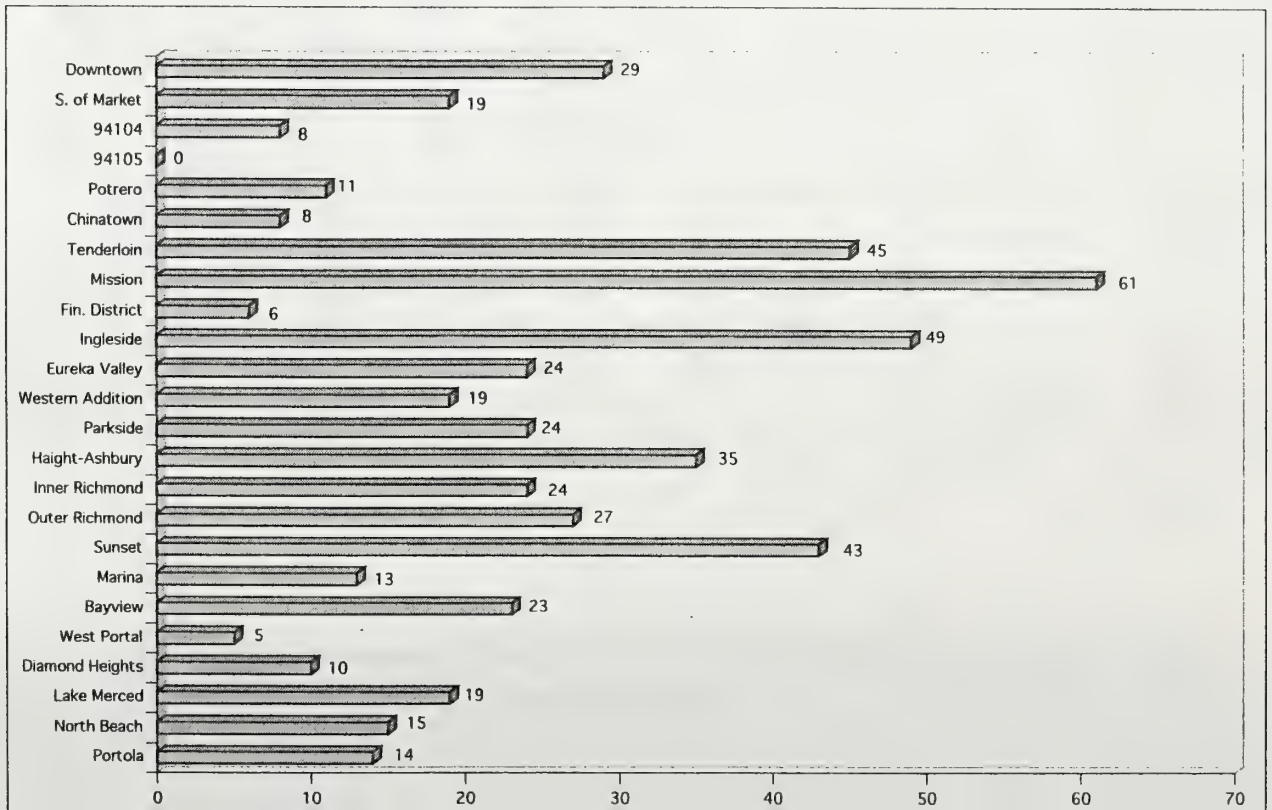


Table 9A
Report of Alleged Wrongful Eviction • Yearly Trend

MONTH	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
July	95	81	61	17	29	26	24	19	29	20	41	73	62	59
Aug.	95	68	45	30	37	24	13	14	31	34	35	49	72	81
Sept.	71	73	36	25	26	10	20	19	24	26	34	57	71	110
Oct.	91	75	41	26	15	18	18	21	14	19	24	66	73	79
Nov.	58	50	34	18	12	13	17	23	12	28	25	53	76	86
Dec.	70	38	43	35	20	21	14	22	19	25	31	47	66	60
Jan.	70	54	37	22	24	23	18	13	38	12	34	57	92	76
Feb.	58	56	28	22	26	27	23	16	25	28	41	53	73	62
March	88	51	29	30	28	21	23	18	29	20	36	53	63	91
April	76	40	26	19	24	24	16	18	31	28	58	85	76	69
May	49	52	18	51	27	25	29	18	15	33	69	66	73	93
June	66	42	41	24	24	23	14	28	18	29	55	78	81	83
TOTALS	887	680	439	319	292	255	229	229	285	302	483	737	878	949

MONTH	Year 99-00	Year 00-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
July	86	75	66	44	41	32	31	28	41					
Aug.	78	122	65	51	35	30	42	53	53					
Sept.	67	90	51	60	35	17	45	51	50					
Oct.	89	72	51	29	26	32	42	28	47					
Nov.	86	58	43	32	27	29	35	46	48					
Dec.	83	58	42	28	22	14	37	28	37					
Jan.	78	64	48	39	39	25	31	29	26					
Feb.	91	75	38	36	45	15	30	48	44					
March	77	72	45	34	36	33	36	36	55					
April	87	88	43	36	36	33	39	43	55					
May	88	60	45	37	37	39	29	35	41					
June	81	61	46	27	29	58	48	41	34					
TOTALS	991	895	583	453	408	357	445	466	531	0	0	0	0	0

Table 9B
Report of Alleged Wrongful Eviction • Yearly Trend

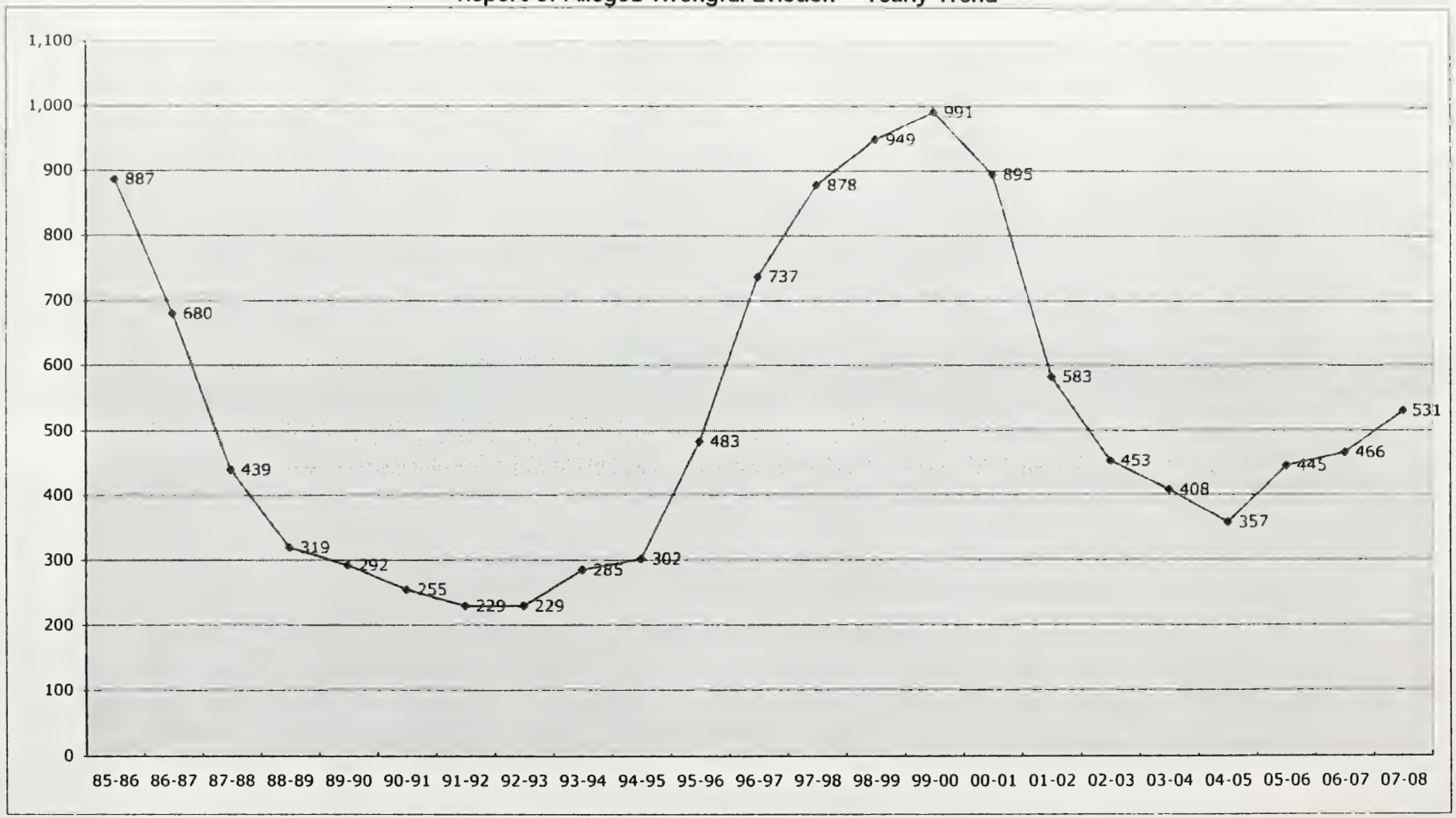


Table 9C

Report of Alleged Wrongful Eviction • Yearly Trend by Zip Code

Neighborhood	Zip	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
Downtown	(02)	36	38	35	11	18	14	12	15	28	16	31	35	53	45
S. of Market	(03)	44	27	20	10	31	19	9	18	24	13	33	35	41	43
94104	(04)	0	1	0	0	0	0	0	1	0	0	2	0	0	0
94105	(05)	0	1	0	0	1	0	0	0	4	1	0	1	0	1
Potrero	(07)	20	18	10	10	10	5	5	4	4	5	10	8	11	18
Chinatown	(08)	17	15	6	12	3	1	4	2	6	6	9	11	8	7
Tenderloin	(09)	92	86	44	36	20	21	27	24	20	21	33	69	56	64
Mission	(10)	135	99	65	53	39	42	40	39	42	53	77	121	152	175
Fin. District	(11)	1	0	2	1	1	1	1	1	2	1	0	2	1	3
Ingleside	(12)	36	22	19	12	13	12	13	14	16	27	46	51	75	87
Eureka Valley	(14)	68	39	35	21	24	17	14	10	26	29	26	58	45	59
Western Addition	(15)	58	38	23	20	15	10	12	18	9	10	27	36	40	34
Parkside	(16)	16	11	11	5	4	5	5	5	7	13	11	7	30	28
Haight-Ashbury	(17)	91	59	37	49	32	30	16	14	32	24	34	60	79	76
Inner Richmond	(18)	47	26	26	15	18	17	8	10	13	13	22	37	40	44
Outer Richmond	(21)	41	35	18	10	10	14	14	10	4	8	25	26	44	46
Sunset	(22)	47	41	23	11	15	16	15	15	11	10	24	50	47	59
Marina	(23)	31	33	14	11	18	8	7	7	4	11	16	16	29	26
Bayview	(24)	13	20	6	1	0	2	1	3	6	12	7	22	17	32
West Portal	(27)	2	2	0	2	0	0	1	1	1	3	3	5	11	10
Diamond Heights	(31)	28	18	14	12	3	9	4	7	10	6	13	35	38	18
Lake Merced	(32)	13	9	6	1	3	3	4	5	1	4	9	12	9	18
North Beach	(33)	34	31	15	7	6	9	10	3	6	11	12	21	23	26
Portola	(34)	17	10	10	8	4	4	7	3	9	5	13	19	29	30
TOTALS		887	679	439	318	288	259	229	229	285	302	483	737	878	949

Neighborhood	Zip	Year 99-2K	Year 2K-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
Downtown	(02)	46	44	25	29	23	23	27	24	29					
S. of Market	(03)	48	44	21	31	25	22	28	21	19					
94104	(04)	0	0	0	0	0	0	0	0	8					
94105	(05)	2	0	0	0	1	0	0	0	0					
Potrero	(07)	20	19	8	6	5	7	2	8	11					
Chinatown	(08)	15	12	6	11	12	6	10	8	8					
Tenderloin	(09)	85	55	47	27	33	31	46	32	45					
Mission	(10)	171	144	78	48	58	52	69	47	61					
Fin. District	(11)	2	2	0	2	1	1	1	2	6					
Ingleside	(12)	91	85	60	45	45	27	29	59	49					
Eureka Valley	(14)	49	43	27	16	18	13	17	30	24					
Western Addition	(15)	41	29	20	19	14	12	15	12	19					
Parkside	(16)	28	24	21	24	12	20	14	14	24					
Haight-Ashbury	(17)	66	74	52	26	23	25	40	35	35					
Inner Richmond	(18)	51	43	32	30	17	13	13	25	24					
Outer Richmond	(21)	54	46	32	19	12	18	29	27	27					
Sunset	(22)	65	65	54	34	22	21	26	26	43					
Marina	(23)	14	18	11	14	11	9	6	8	13					
Bayview	(24)	37	39	19	19	15	13	24	22	23					
West Portal	(27)	5	6	2	7	6	2	5	2	5					
Diamond Heights	(31)	17	17	21	7	11	9	9	14	10					
Lake Merced	(32)	16	14	6	9	6	12	13	11	19					
North Beach	(33)	27	28	12	16	14	10	12	29	15					
Portola	(34)	40	44	29	13	24	11	10	10	14					
TOTALS		990	895	583	452	408	357	445	466	531	0	0	0	0	0

Table 10

Tenant Appeals by Zip Code • 2007-2008

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Appeals
Downtown	(02)		3			2					2			7
S. of Market	(03)			2										2
S. of Market	(06)													0
Potrero	(07)													0
Chinatown	(08)										1			1
Tenderloin	(09)	1				1	3	3	2	1	6	3	1	21
Mission	(10)		1				1		1	1			1	5
Fin. District	(11)					2								2
Ingleside	(12)													0
Eureka Valley	(14)	1				2			1					4
Western Addition	(15)								1					1
Parkside	(16)					1								1
Haight-Ashbury	(17)	1												1
Inner Richmond	(18)						1						1	2
Outer Richmond	(21)												1	1
Sunset	(22)													0
Marina	(23)	1				1		1			1		2	6
Bayview	(24)	1												1
West Portal	(27)					1								1
Diamond Heights	(31)						1			1				2
Lake Merced	(32)	4		3			2				1	1		11
North Beach	(33)				1	1				2	3	1	1	9
Portola	(34)													0
TOTALS		9	4	5	1	11	8	4	5	5	14	5	7	78

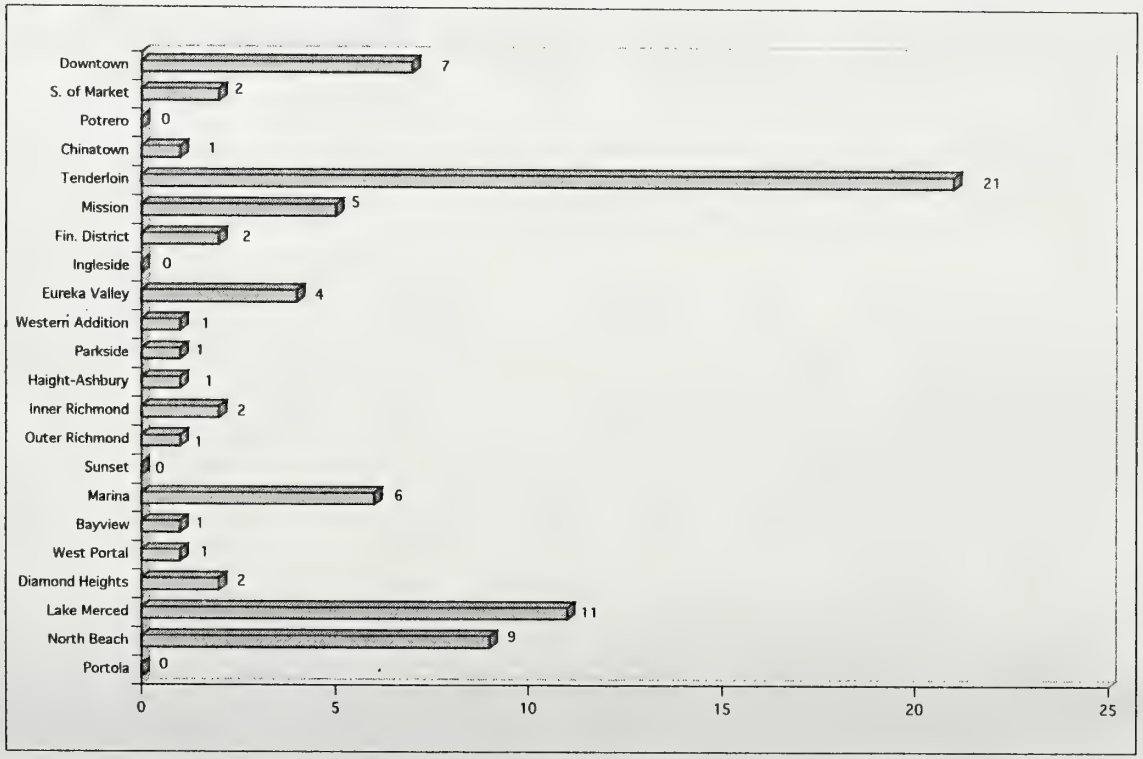


Table 10A
Tenant Appeals • Yearly Trend

MONTH	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97	FY 97-98	FY 98-99	FY 99-2K
July	9	10	12	14	0	9	9	2	23	2	3	10	5	8
Aug.	35	19	10	25	8	10	8	6	6	10	40	8	3	16
Sept.	38	7	13	24	9	3	5	10	10	5	5	17	7	14
Oct.	13	6	5	5	4	50	34	5	10	3	6	2	9	12
Nov.	10	6	17	2	5	9	8	5	8	4	6	2	5	26
Dec.	6	34	56	3	18	3	11	8	23	10	6	8	12	13
Jan.	14	20	4	24	5	5	3	1	1	0	18	4	2	4
Feb.	13	6	9	12	19	16	0	7	1	13	21	2	7	5
March	22	10	80	17	4	8	5	35	7	14	6	23	12	8
April	4	6	6	11	9	22	13	16	270	1	8	7	16	23
May	5	2	4	15	5	6	6	15	46	3	2	5	11	5
June	5	10	6	5	16	13	8	12	6	35	3	163	8	13
TOTALS	174	136	222	157	102	154	110	122	411	100	124	251	97	147

MONTH	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July	7	4	51	26	6	10	2	9						
Aug.	13	6	7	29	12	4	10	4						
Sept.	11	8	22	8	4	2	7	5						
Oct.	14	13	70	10	23	4	5	1						
Nov.	17	9	11	6	4	10	6	11						
Dec.	24	0	97	4	0	6	9	8						
Jan.	5	63	6	5	5	4	11	4						
Feb.	15	7	4	10	78	6	14	5						
March	3	9	7	4	13	7	21	5						
April	51	13	16	10	6	15	38	14						
May	5	6	16	7	20	7	48	5						
June	4	11	7	7	8	5	4	7						
TOTALS	169	149	314	126	179	80	175	78	0	0	0	0	0	0

Table 10B
Tenant Appeals • Yearly Trend

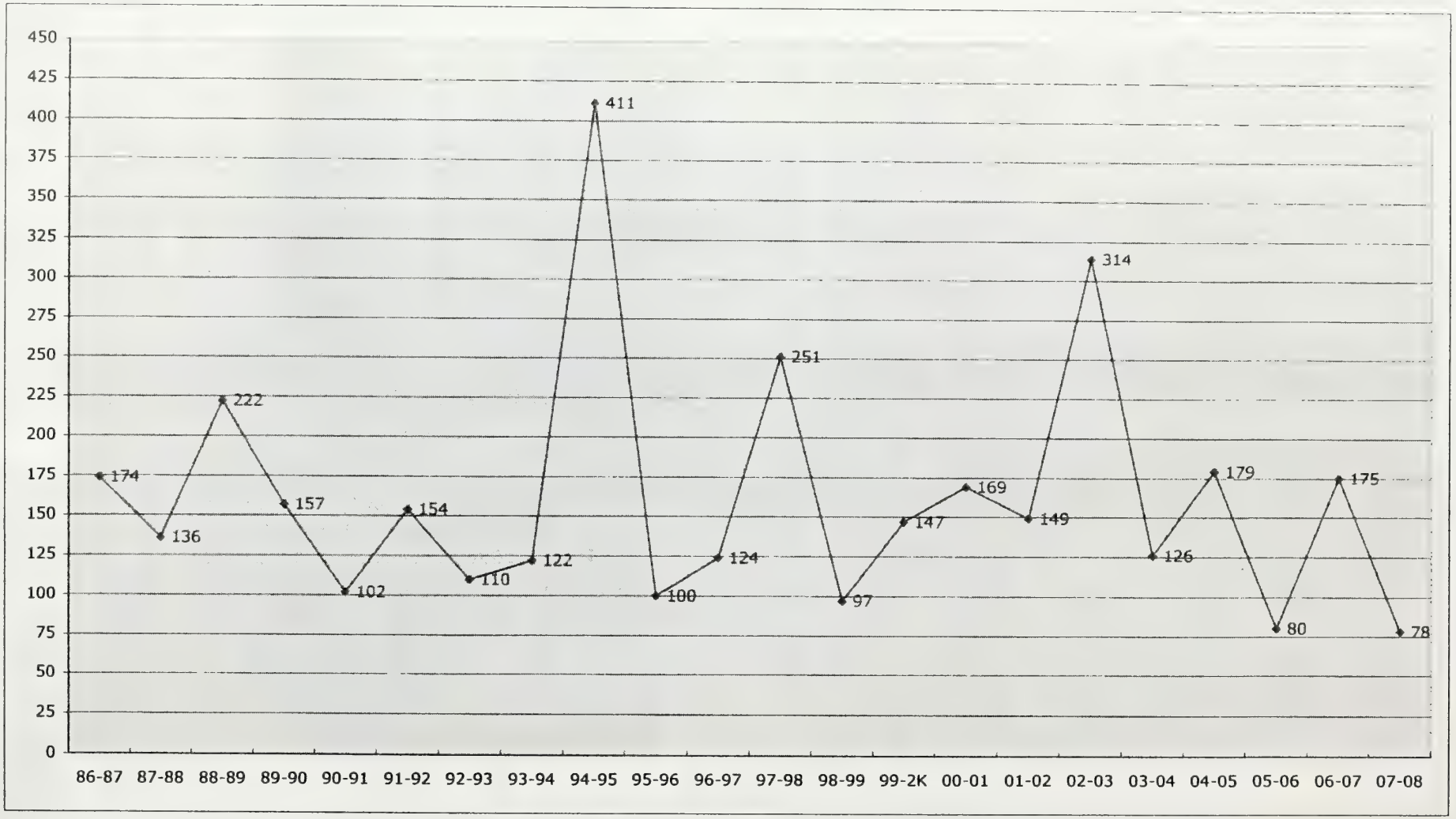


Table 11
Landlord Appeals by Zip Code • 2007-2008

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)															1	1									1	1
S. of Market	(03)																									0	0
94104	(04)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)	1	1			1	1									1	1									3	3
Tenderloin	(09)	1	1									1	1									3	3			5	5
Mission	(10)					1	1			1	1	2	3			2	2			2	2					8	9
Fin. District	(11)	2	152																							2	152
Ingleside	(12)			1	1																	1	1			2	2
Eureka Valley	(14)							2	4	1	1	1	1									1	1			5	7
Western Addition	(15)									1	1									1	1	1	1			3	3
Parkside	(16)					1	1																			1	1
Haight-Ashbury	(17)	1	1	1	1					1	1									1	1	1	1	1	3	6	8
Inner Richmond	(18)															1	15									1	15
Outer Richmond	(21)																			1	3	1	1			2	4
Sunset	(22)			1	1	1	1			1	1					1	1	1	1			1	1			6	6
Marina	(23)							1	1					1	12											2	13
Bayview	(24)			1	1																					1	1
West Portal	(27)																									0	0
Diamond Heights	(31)									1	1	1	1					1	5	2	2					5	9
Lake Merced	(32)																									0	0
North Beach	(33)															1	1					1	1			2	2
Portola	(34)																									0	0
TOTALS		5	155	4	4	4	4	3	5	6	6	5	6	1	12	7	21	2	6	7	9	10	10	1	3	55	241

Table 11A
Landlord Appeals • Yearly Trend

MONTH	FY 88-89		FY 89-90		FY 90-91		FY 92-93		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-2000	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	11	11	7	46	9	9	9	30	9	30	6	7	13	28	3	5	5	5	12	14	5	5	8	11
Aug.	16	23	11	20	5	13	6	9	6	9	6	48	9	30	3	4	9	47	6	12	7	7	9	14
Sept.	7	11	6	6	12	24	3	3	3	3	11	15	11	12	6	14	9	10	0	0	6	6	10	14
Oct.	8	13	8	19	9	9	11	12	11	12	7	12	5	6	11	26	1	15	5	11	5	12	6	9
Nov.	15	29	1	1	6	8	9	11	9	11	6	6	5	5	5	5	4	5	0	0	5	5	13	21
Dec.	16	25	7	12	6	6	3	3	3	3	9	16	3	4	4	5	10	35	10	19	2	3	10	22
Jan.	15	52	6	39	9	13	3	3	3	3	5	7	3	3	1	1	3	5	5	31	7	20	2	2
Feb.	7	11	10	26	7	12	4	22	4	22	7	11	2	28	9	15	8	19	2	2	10	10	6	10
March	13	55	4	8	8	14	3	4	3	4	1	32	4	5	8	21	2	12	2	2	7	11	10	13
April	8	10	12	13	13	14	5	5	5	5	7	99	5	8	4	4	6	16	5	47	9	28	4	5
May	10	12	21	31	5	5	5	9	5	9	13	56	6	12	4	4	5	6	6	6	6	19	4	4
June	7	11	13	16	9	37	10	10	10	10	4	4	2	6	3	5	9	16	4	4	5	7	7	19
TOTALS	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109	71	191	57	148	74	133	89	144

MONTH	FY 00-01		FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	6	2	2	5	20	4	4	3	3	3	4	2	2	5	155								
Aug.	10	23	8	8	8	9	5	6	5	25	4	5	4	37	4	4								
Sept.	6	22	7	10	8	13	3	8	1	1	4	4	7	9	4	4								
Oct.	10	25	4	10	7	111	9	9	6	6	3	3	6	236	3	5								
Nov.	9	59	5	11	5	5	8	8	4	4	1	1	2	3	6	6								
Dec.	2	2	0	0	6	9	7	7	0	0	6	6	2	23	5	6								
Jan.	1	1	7	14	6	25	2	6	4	4	4	4	4	4	1	12								
Feb.	6	11	4	9	1	1	3	3	10	164	1	1	5	44	7	21								
March	7	7	5	6	3	6	4	4	5	5	5	7	4	4	2	6								
April	3	60	2	2	10	21	6	6	3	3	4	6	0	0	7	9								
May	7	12	7	7	7	11	4	15	4	5	4	4	5	5	10	10								
June	4	4	3	3	3	3	20	31	27	564	6	36	3	8	1	3								
TOTALS	68	232	54	82	69	234	75	107	72	784	45	81	44	375	55	241	0	0	0	0	0	0	0	0

Table 11B
Landlord Appeals • Yearly Trend

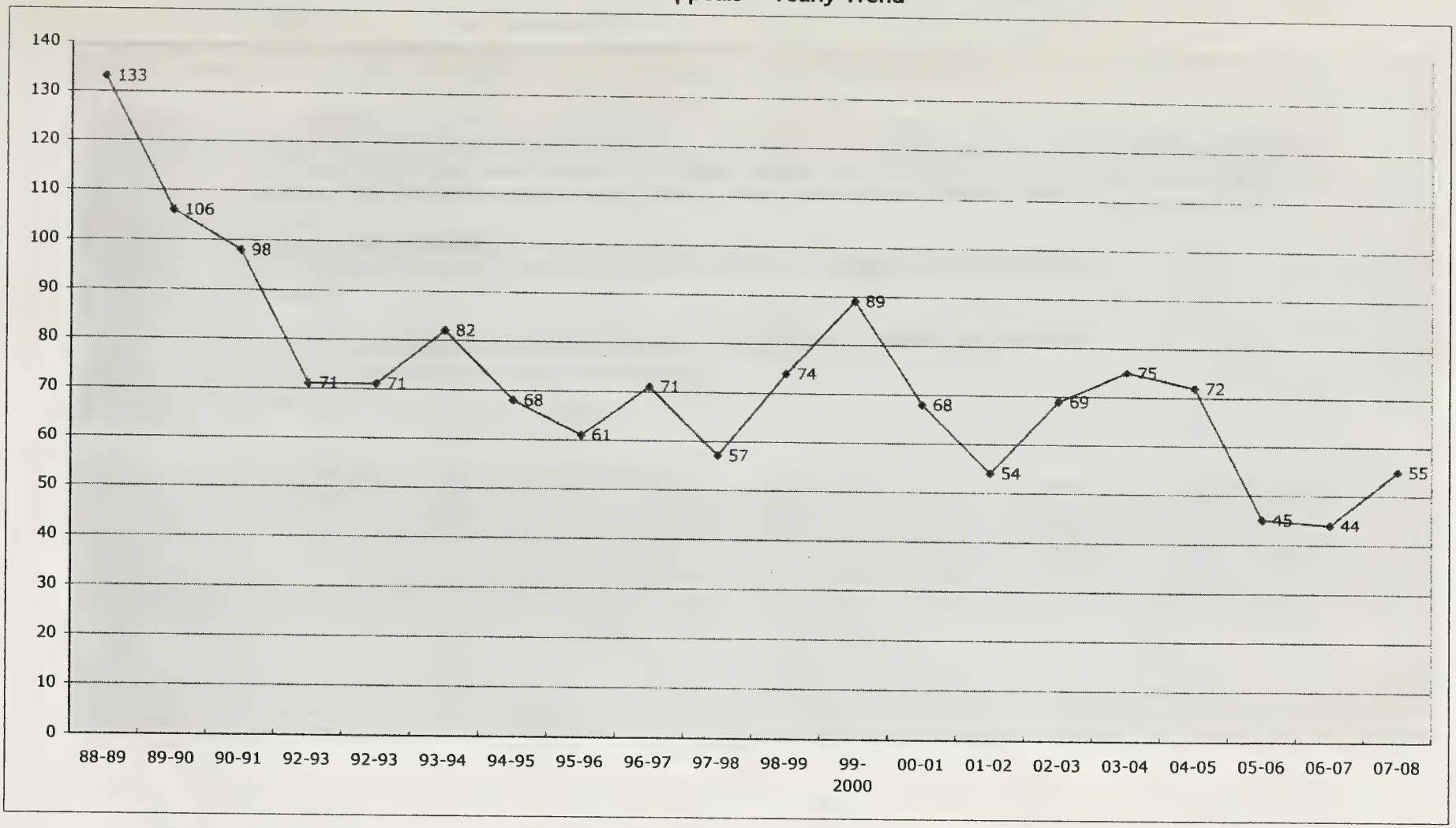


Table 12

Ellis Petitions by Zip Code • 2007-2008

Neighborhood	ZipCode	July		Aug.		Sept.		Oct.		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)									1	4							1	1			1	7			3	12
S. of Market	(03)							1	8					1	3							1	9			3	20
94104	(04)																									0	0
Potrero	(07)															1	4									1	4
Chinatown	(08)							1	3																	1	3
Tenderloin	(09)					1	6					1	3					3	16							5	25
Mission	(10)			1	3			1	11	3	13	2	9	2	5	1	1	1	4	1	2					12	48
Fin. District	(11)																									0	0
Ingleside	(12)					1	2															1	2			2	4
Eureka Valley	(14)	2	6	2	12	1	6									1	2			3	19	1	3			10	48
Western Addition	(15)													1	8					1	6					2	14
Parkside	(16)			1	2			1	2																	2	4
Haight-Ashbury	(17)			1	10							4	25			3	15					2	5			10	55
Inner Richmond	(18)	1	2			2	10					3	10					4	14							10	36
Outer Richmond	(21)	2	4									1	2									3	11	1	2	7	19
Sunset	(22)	1	2			1		1	4									1	2	1	4			2	3	7	15
Marina	(23)						1																			0	1
Bayview	(24)											1	1													1	1
West Portal	(27)																							1	2	1	2
Diamond Heights	(31)	1	1	1	4											1	6					1	12			4	23
Lake Merced	(32)																									0	0
North Beach	(33)			2	12	2	12	1	8	1	5	1	3	2	12							1	6			10	58
Portola	(34)					1	1																			1	1
TOTALS		7	15	8	43	9	38	6	36	5	22	13	53	6	28	7	28	10	37	6	31	11	55	4	7	92	393

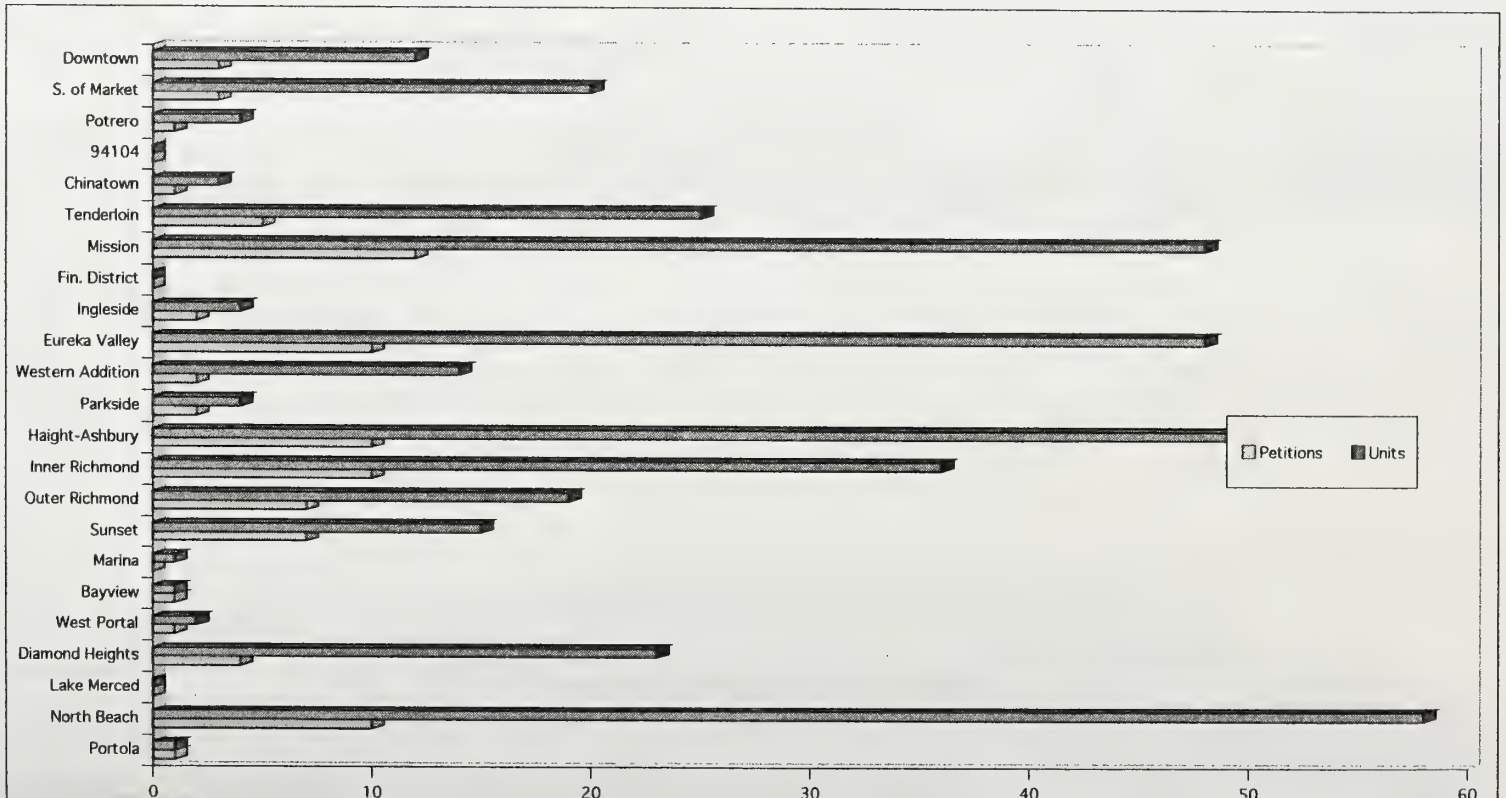


Table 12A
Ellis Petitions • Yearly Trend

MONTH	Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Total 95-96		Total 96-97		Total 97-98		Total 98-99	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	1	1			1	2					1	1							1	2			1	6	6	14
Aug.											1	9											2	3	5	12
Sept.			1	1	1	1			1	1					1	3					2	2			7	15
Oct.					1	4									1	4	1	1	1	1	1	2	1	4	19	41
Nov.	2	2	1	4													1	74					1	12	6	13
Dec.	1	1															1	1			1	2	1	2	11	26
Jan.							1	1															2	4	14	36
Feb.			1	1													2	5							14	47
March																			2	2			4	21	6	22
April									1	22									1	1	1	3			10	22
May					1	84											1	4	1	1	1	1	4	6	8	12
June	1	1			1	2			1	2			1	1	1	13			1	20			2	3	10	31
TOTALS	5	5	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27	6	10	18	61	116	291

MONTH	Total 99-2000		Total 00-01		Total 01-02		Total 02-03		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11		Total 11-12	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	12	46	9	26	2	8	5	13	2	4	16	48	14	57	7	28	7	15								
Aug.	15	33	16	38	4	14	11	40	5	10	12	41	8	30	6	33	8	43								
Sept.	20	42	9	24	7	24	7	28	7	21	13	43	6	17	9	37	9	38								
Oct.	39	377	3	9	9	21	4	16	7	18	10	25	7	31	9	22	6	36								
Nov.	15	42	13	24	6	18	5	14	14	46	10	31	5	11	11	40	5	22								
Dec.	48	139	4	8	2	4	5	15	8	43	4	12	5	20	9	40	13	53								
Jan.	0	28	11	37	1	3	10	42	14	38	10	42	9	58	5	14	6	28								
Feb.	8	18	8	15	4	13	3	8	11	37	11	31	4	12	3	7	7	28								
March	10	33	12	36	10	23	5	12	11	39	4	9	13	103	4	12	10	37								
April	8	31	15	37	6	11	8	25	9	30	2	5	12	42	8	28	6	31								
May	16	50	4	11	5	28	4	12	8	37	21	109	7	38	11	48	11	55								
June	17	70	6	16	6	21	3	8	11	29	18	84	10	35	7	21	4	7								
TOTALS	208	879	110	281	62	188	70	233	107	352	131	480	100	454	89	330	92	393	0	0	0	0	0	0	0	0

Table 12B
Ellis Petitions • Yearly Trend

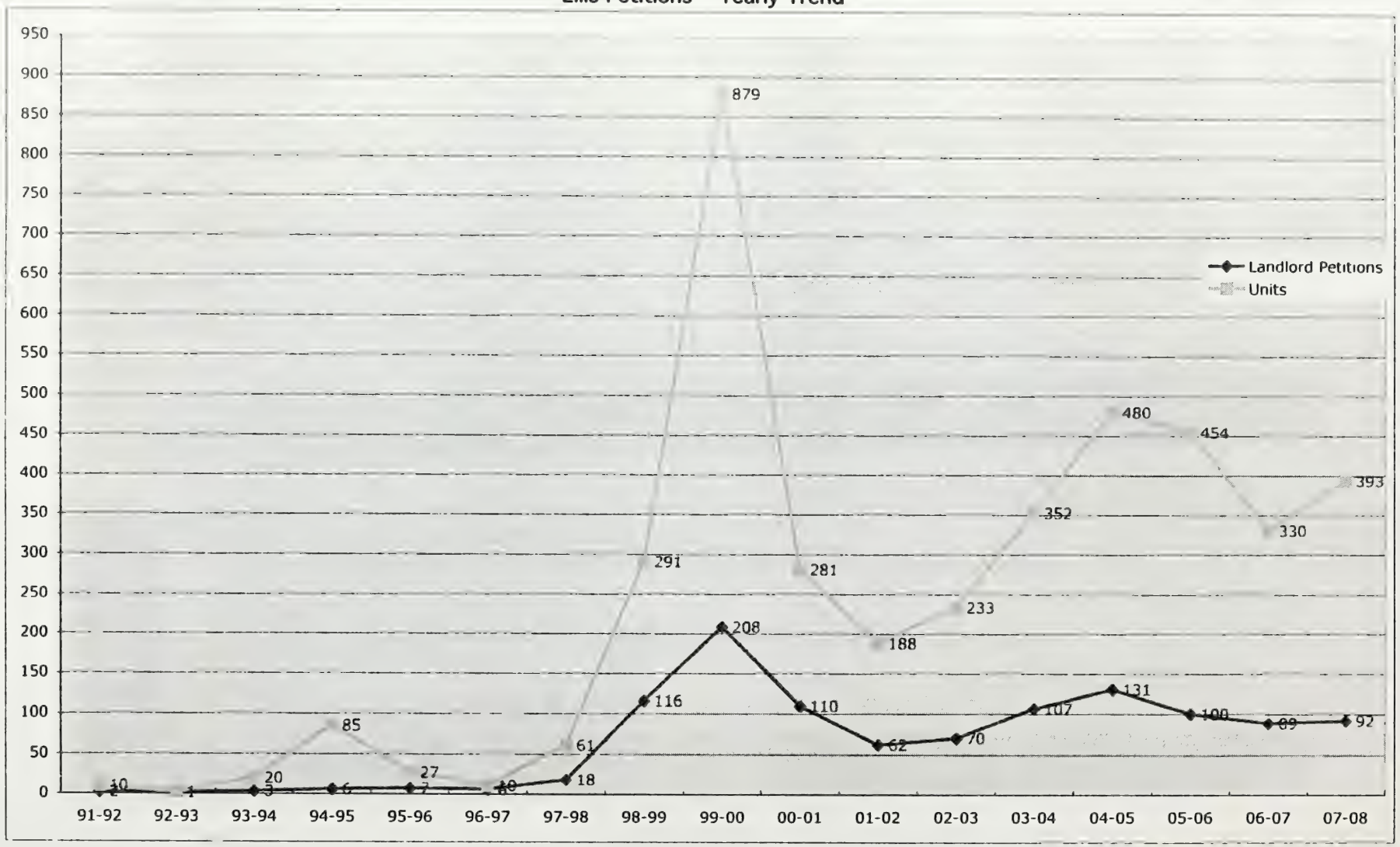


Table 13
Costa Hawkins Petition • Yearly Trend

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July			2	2	1	1	4	4	0	0	6	6												
Aug.	3	3	3	3	3	3	3	3	3	3	6	6												
Sept.			1	1	2	2	4	4	3	3	5	5												
Oct.			2	2	0	0	10	10	4	4	2	2												
Nov.	1	1	1	1	3	3	2	2	5	5	6	6												
Dec.	1	1	0	0	4	4	2	2	1	1	2	2												
Jan.	1	1	3	3	2	2	2	2	2	2	2	2												
Feb.			0	0	1	1	2	2	1	1	3	3												
March			4	4	1	1	6	6	1	1	3	3												
April			2	2	4	4	2	2	3	3	3	3												
May	1	1	0	0	3	3	2	2	7	7	2	2												
June	1	1	1	1	1	1	4	4	1	1	2	2												
TOTALS	**8**	8	19	**19**	**25**	25	43	**43**	**31**	31	42	42	0	0	0	0	0	0	0	0	0	0	0	0

*Costa-Hawkins Determinations first accepted February 2002

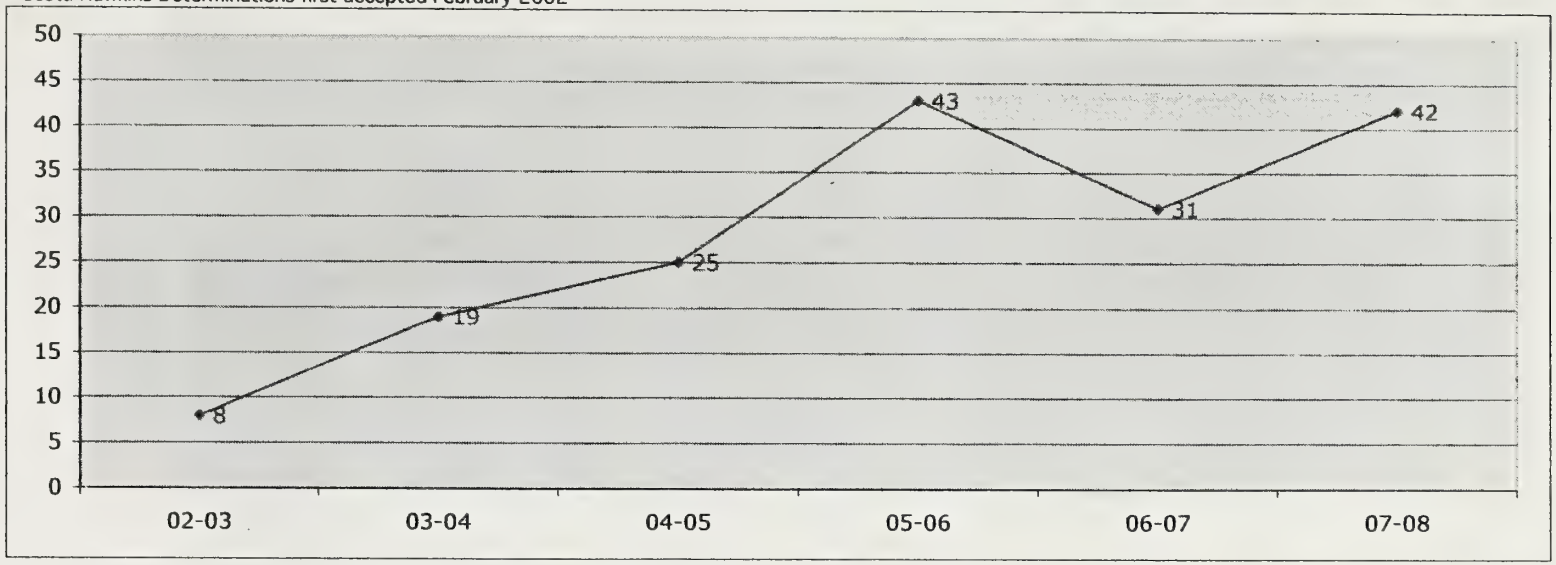


Table 14
Tenant ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		8	4	2	0						
Aug.		2	3	2	3						
Sept.		1	1	2	4						
Oct.	4	1	4	2	1						
Nov.	6	2	3	1	3						
Dec.	4	4	3	1	4						
Jan.	5	1	3	0	2						
Feb.	8	1	1	0	2						
March	11	5	5	4	4						
April	7	2	0	0	4						
May	4	1	3	3	1						
June	3	3	4	1	3						
TOTALS	52	31	34	18	31	0	0	0	0	0	0

*Alternative Dispute Resolution program began October 2003

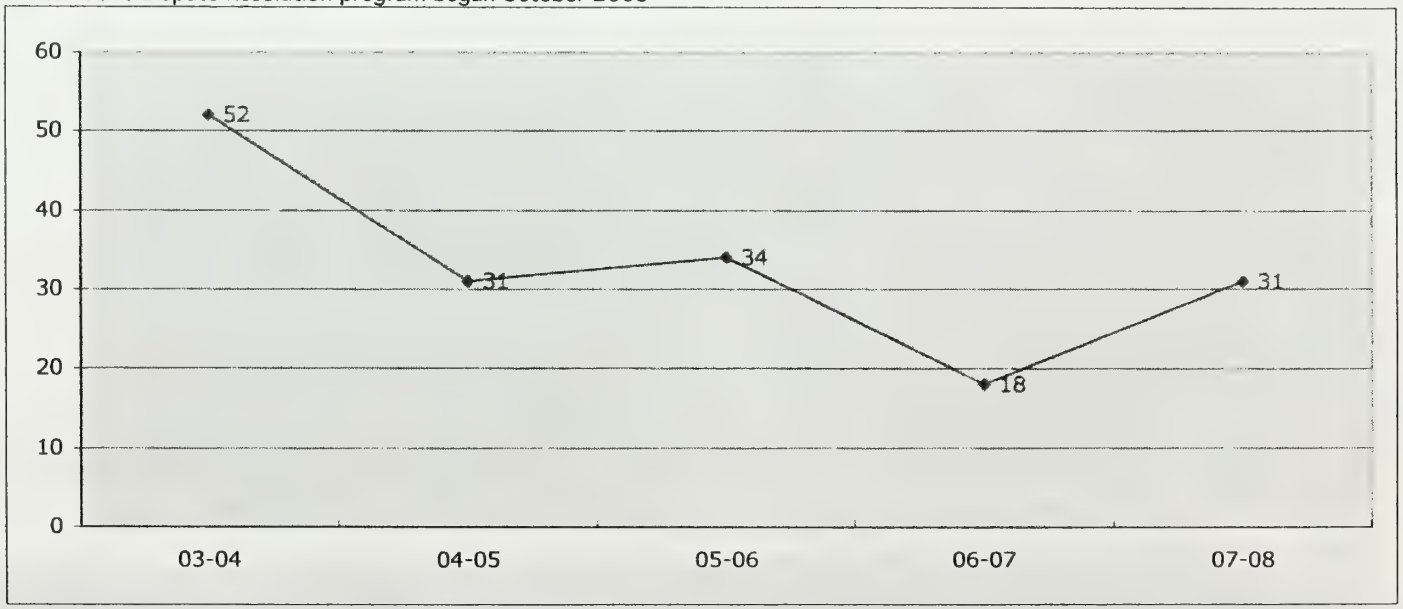


Table 15
Landlord ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		2	1	2	2						
Aug.		0	2	2	2						
Sept.		1	0	0	3						
Oct.	1	2	2	1	1						
Nov.	1	0	1	1	2						
Dec.	3	3	1	0	0						
Jan.	1	0	1	3	1						
Feb.	4	0	0	1	0						
March	2	3	6	0	1						
April	2	2	2	1	4						
May	2	4	1	3	1						
June	4	4	1	2	2						
TOTALS	20	21	18	16	19	0	0	0	0	0	0

*Alternative Dispute Resolution program began October 2003

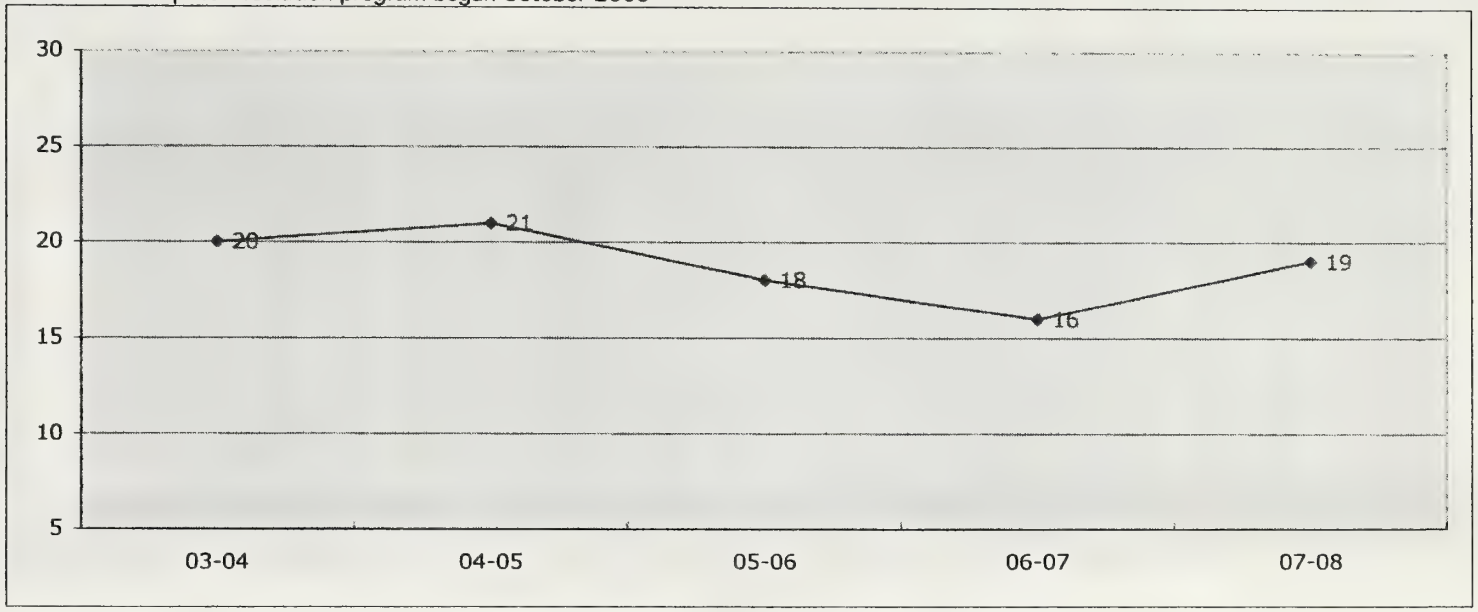
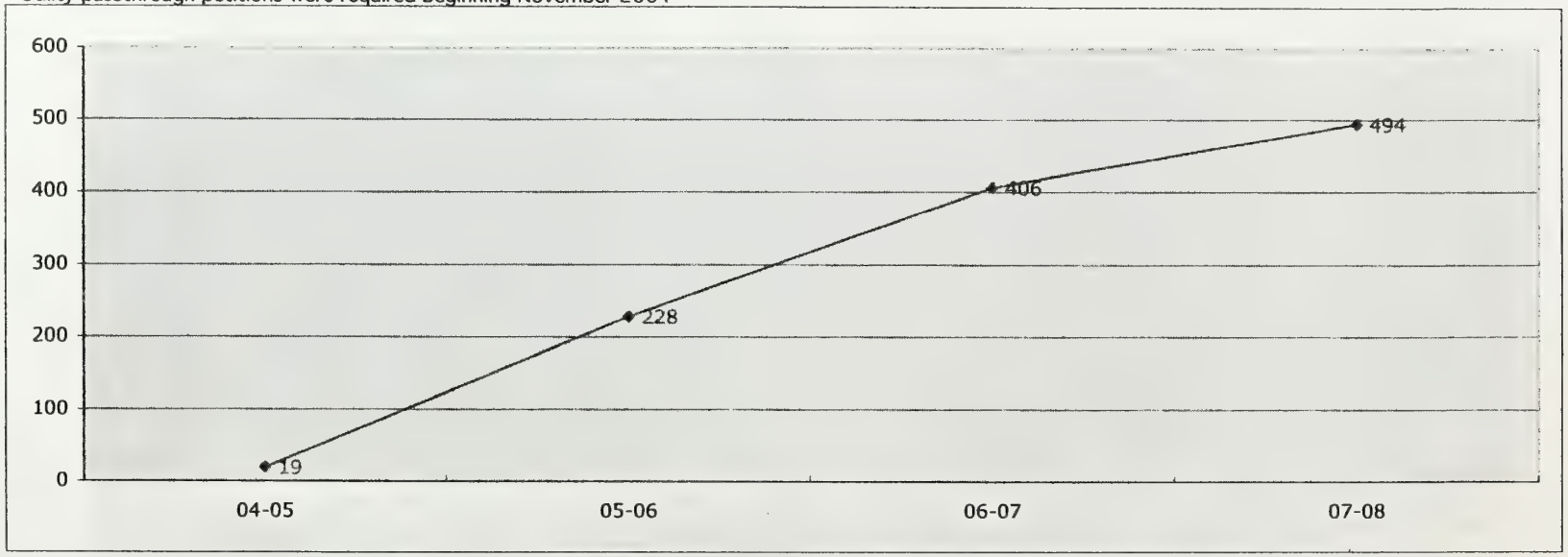


Table 16
Landlord Utility Passthrough • Yearly Trend

MONTH	FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		FY 14-15	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	243	10	45	10	51														
Aug.	0	0	11	229	11	66	40	284														
Sept.	0	0	10	338	7	99	45	341														
Oct.	0	0	8	84	65	924	20	116														
Nov.	0	0	23	241	42	445	37	292														
Dec.	0	0	35	934	107	1,352	140	1,807														
Jan.	2	30	6	35	14	108	10	66														
Feb.	2	23	29	282	33	313	23	227														
March	1	3	9	174	42	666	64	1,027														
April	4	30	14	506	19	152	33	241														
May	4	76	16	197	36	312	14	69														
June	6	316	65	1,483	20	221	58	1,144														
TOTALS	19	478	228	4,746	406	4,703	494	5,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Utility passthrough petitions were required beginning November 2004



City and County of San Francisco

Residential Rent Stabilization and Arbitration Board

Rent Board Memorandum

Date: September 15, 2009

To: To Interested Parties

From: Delene Wolf, Executive Director D.W.

Re: Annual Statistical Report, FY 2008-09

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2009. Overall, the number of petitions filed with the Board decreased slightly from 1,530 in FY07-08 to 1,509 in FY08-09. The number of landlord petitions decreased by 14%, and the number of tenant petitions increased by 15%. The number of tenant appeals increased from 78 to 153 due to a large number of tenant appeals of a utility passthrough at a major complex.

Total eviction notices filed with the Board decreased by 18% from 1,600 to 1,315, and the number of tenant reports of alleged wrongful eviction decreased by 8% from 531 to 488. There was also a significant decrease in the number of units withdrawn from the rental market under the Ellis Act from 393 to 165 units.

Highlights of some of the tables are as follows (percentages as compared to last year):

+96%	Tenant Appeals
+18%	Landlord Appeals
+15%	Tenant Petitions
+3%	1.21 (Principal Place of Residence) Petitions
+2%	Capital Improvement Petitions
-1%	Operating and Maintenance Petitions
-8%	Allegations of Wrongful Evictions
-14%	Landlord Petitions
-18%	Eviction Notices
-61%	Ellis Act Filings

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FAX (415) 252-4699

Fax Back Service (415) 252-4660
INTERNET: http://sfgov.org/rentboard

25 Van Ness Avenue, #320
San Francisco, CA 94102-6033

Our services last year also included the following:

- 69,412 calls made to our 24-hour automated Info to Go information line;
- 18,237 calls handled by the counseling staff;
- 9,569 front counter visitors were served;
- 7,471,309 web pages were visited; and
- 23,509 calls made to the 24-hour fax back service.

This report can also be obtained using our fax back service by calling (415) 252-4660, and is also available on our website at www.sfgov.org/rentboard under "Statistics".

Encl.

cc: Rent Board Commissioners

Rent Board Statistical Summary Page 2008-2009

MONTH	Table 1 Tenant Petitions	Table 2 Tenant Summary Petitions	Table 3 Subtenant Overcharge Petitions	Table 4 O&M/Comps Petitions Pet.	Table 4 O&M/Comps Petitions Units	Table 5 Capital Improvement Pet.	Table 5 Capital Improvement Units	Table 6 Landlord Extension Pet.	Table 6 Landlord Extension Units	Table 7 Tenant in Occupancy Pet.	Table 7 Tenant in Occupancy Units	Table 8 Eviction Notices	Table 9 Eviction Report	Table 10 Tenant Appeals	Table 11 Landlord Appeals Pet.	Table 11 Landlord Appeals Units	Table 12 Ellis Filings Pet.	Table 12 Ellis Filings Units	Table 13 Costa Hawkins Pet.	Table 13 Costa Hawkins Units	Table 14 Tenant ADR	Table 15 Landlord ADR	Table 16 Utility Passthrough Pet.	Table 16 Utility Passthrough Units
July	43	2	0	1	1	15	404	0	0	8	8	154	53	9	3	3	6	27	2	2	2	1	34	291
Aug.	48	4	1	2	34	13	120	0	0	2	2	126	38	4	6	14	3	20	7	7	0	0	72	466
Sept.	48	3	0	4	38	14	70	1	6	3	3	113	41	6	4	5	5	19	1	1	1	0	53	204
Oct.	67	8	0	2	10	18	127	2	8	0	0	133	53	3	5	6	5	14	5	5	1	2	9	42
Nov.	37	3	0	6	47	8	32	0	0	3	3	124	38	3	6	6	4	15	3	3	0	0	22	213
Dec.	48	4	0	5	21	13	157	1	1	2	2	80	34	2	6	9	3	28	2	2	2	2	124	1,038
Jan.	53	6	0	6	11	9	56	0	0	3	3	110	44	68	1	1	1	6	3	3	3	3	7	20
Feb.	91	5	0	3	23	52	426	1	1	5	5	98	37	13	7	8	6	27	0	0	2	4	19	93
March	71	4	0	0	0	18	110	0	0	1	1	99	38	11	12	68	0	0	2	2	1	6	18	1,158
April	83	6	0	4	17	17	74	0	0	1	1	88	43	4	4	7	0	0	4	4	5	2	10	24
May	50	4	0	1	2	11	30	0	0	0	0	88	30	21	7	7	0	0	1	1	4	0	10	35
June	81	2	0	0	0	11	44	1	1	2	2	102	39	9	6	7	3	9	5	5	3	2	9	29
TOTALS	720	51	1	34	204	199	1650	6	17	30	30	1315	488	153	67	141	36	165	35	35	24	22	387	3613

Rent Board Statistical Summary Page - Yearly Trend Fiscal Years 1979/80 - 1986/87

	FY 79-80		FY 80-81		FY 81-82		FY 82-83		FY 83-84		FY 84-85		FY 85-86		FY 86-87	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	2,257	2,257	2,832	2,832	2,218	2,218	1,155	1,155	1,273	1,273	1,153	1,153	1,181	1,181	1,059	1,059
Tenant Summary Pet.					A 162	162	641	641	413	413	417	417	291	291	184	184
Landlord Petitions	76	426	69	311	B 233	1,205	472	3,113	146	747	49	352	94	804	77	889
Prop I Petitions																
Landlord Sub Total:	**76**	**426**	**69**	**311**	**233**	**1,205**	**472**	**3,113**	**146**	**747**	**49**	**352**	**94**	**804**	**77**	**889**
Capital Improvement								C	253	2,529	274	2,720	269	2,746	311	2,906
Prop I Petitions																
Landord Extension														G	1	
Cap. Imp. Sub Total:									**253**	**2,529**	**274**	**2,720**	**269**	**2,746**	**312**	**2,906**
Total Petitions:	**2,333**	**2,683**	**2,901**	**3,143**	**2,613**	**3,585**	**2,268**	**4,909**	**2,085**	**4,962**	**1,893**	**4,642**	**1,835**	**5,022**	**1,632**	**5,038**
Tenant Appeals	52	52	71	71	56	56	69	69	157	157	88	88	175	175	174	174
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442
Total Appeals	**99**	**262**	**188**	**592**	**182**	**486**	**181**	**398**	**253**	**445**	**194**	**798**	**299**	**630**	**323**	**616**
Eviction Notices														E	307	
Eviction Reports		F	516		739		724		892		949		884		680	
														M	5	5
Grand Total	**2,432**		**3,605**		**3,534**		**3,173**		**3,230**		**3,036**		**3,018**		**2,942**	

Petitions were first accepted in June 1979
(A) Summary petitions were first accepted in April 1982
(B) Rent law amended March 1982 to require landlords to apply for over guideline increases
(C) Capital improvements petitions were transfered from the Real Estate Department in October 1983
(D) Prop. I petitions were first accepted in May 1995
(E) Eviction Notices were first accepted in March 1987
(F) Eviction Reports were first accepted in October 1980
(G) Landlord Extension petitions were first accepted in April 1987
(H) Tenant in Occupancy petitions were first accepted in June 2001
(I) Subtenant overcharge petitions were first accepted in February 2002
(J) Includes Prop I Cap. Imp. Decisions beginning FY 2003-2004
(K) ADR program began in October 2003
(L) Utility Passthrough petitions first accepted in November 2004
(M) Ellis petitions were first accepted in July 1986
(N) Includes UPT Worksheets beginning January 2009

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1987/88-1995/96

	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
Tenant Total:	**954**	**954**	**988**	**988**	**958**	**958**	**953**	**953**	**800**	**800**	**839**	**839**	**791**	**791**	**936**	**936**	**746**	**746**
O&M/Comps Petitions	71	530	31	153	39	182	49	286	30	133	23	152	23	55	39	126	33	148
Tenant in Occupancy																		
Prop I Rent Petitions															D 23	34	44	50
Landlord Sub Total:	**71**	**530**	**31**	**153**	**39**	**182**	**49**	**286**	**30**	**133**	**23**	**152**	**23**	**55**	**62**	**160**	**77**	**198**
Capital Improvement	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	139	953
Prop I Petitions															D 6	10	18	35
Landlord Extension	5		5		1		5		5		1	1	3	7	7	67	2	2
Cap. Imp. Sub Total:	**301**	**2,626**	**232**	**1,945**	**146**	**753**	**180**	**1,900**	**122**	**915**	**162**	**1,316**	**150**	**3,348**	**166**	**1,239**	**159**	**990**
Landlord Total:	**372**	**3,156**	**263**	**2,098**	**185**	**935**	**229**	**2,186**	**152**	**1,048**	**185**	**1,468**	**173**	**3,403**	**228**	**1,399**	**236**	**1,188**
Total Petitions	**1,326**	**4,110**	**1,251**	**3,086**	**1,143**	**1,893**	**1,182**	**3,139**	**952**	**1,848**	**1,024**	**2,307**	**964**	**4,194**	**1,164**	**2,335**	**982**	**1,934**
Tenant Appeals	136	136	222	222	157	157	102	102	154	154	110	110	122	122	411	411	100	100
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
Total Appeals:	**311**	**830**	**355**	**485**	**263**	**394**	**200**	**266**	**225**	**275**	**181**	**231**	**204**	**435**	**479**	**558**	**161**	**209**
Eviction Notices	1,298		1,537		1,472		1,380		1,249		974		965		1,068		1,354	
Eviction Reports	439		319		292		255		229		229		285		302		483	
Ellis Petitions	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
Grand Total	**3,377**		**3,467**		**3,171**		**3,020**		**2,657**		**2,409**		**2,421**		**3,019**		**2,987**	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1996/97-2002/03

	FY 96-97		FY 97-98		FY 98-99		FY 99-00		FY 2000-2001		FY 2001-2002		FY 2002-2003	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	825		967		791		867		913		894		806	
Summary Petitions	191		177		207		222		152		85		43	
Subtenant Petitions											13		34	
Tenant Total:	1,016	1,016	1,144	1,144	998	998	1,089	1,089	1,065	1,065	992	992	883	883
O&M/Comps Petitions	59	343	85	244	79	358	120	3,458	107	3,177	55	244	37	213
Costa Hawkins													8	8
Tenant in Occupancy											93	93	45	45
Prop I Rent Petitions	18	24	14	19	2	2	1	1	6	6	4	4	3	4
Landlord Sub Total:	77	367	99	263	81	360	121	3,459	113	3,183	152	341	93	270
Capital Improvement	249	1,484	300	1,459	422	3,350	467	3,816	341	3,158	431	4,588	247	1,542
Prop I Petitions	18	25	11	14	31	42	18	29	16	26	4	4	1	1
Landlord Extension	7	16	11	19	9	20	8	21	22	43	21	32	13	16
Cap. Imp. Sub Total:	274	1,525	322	1,492	462	3,412	493	3,866	379	3,227	456	4,624	261	1,559
Landlord Total:	351	1,892	421	1,755	543	3,772	614	7,325	492	6,410	608	4,965	354	1,829
Total Petitions	1,367	2,908	1,565	2,899	1,541	4,770	1,703	8,414	1,557	7,475	1,600	5,957	1,237	2,712
Tenant Appeals	124	124	251	251	97	97	147	147	169	169	149	149	314	314
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Appeals:	195	315	308	399	171	230	236	291	237	401	203	231	383	548
Eviction Notices	2,291		2,836		2,730		2,762		2,535		1,788		1,486	
Eviction Reports	737		878		949		991		895		583		453	
Ellis Petitions	6	10	18	61	116	291	208	879	110	281	62	188	70	233
Grand Total	4,596		5,605		5,507		5,900		5,334		4,236		3,629	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 2003/04-2011/12

	FY 2003-2004		FY 2004-2005		FY 2005-2006		FY 2006-2007		FY 2007-2008		FY 2008-2009		FY 2009-2010		FY 2010-2011		FY 2011-2012	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	614		579		656		621		625		720							
Summary Petitions	60		42		40		64		45		51							
Subtenant Petitions	10		14		11		3		1		1							
Tenant ADR	[K] 52		31		34		18		31		24							
Tenant Total:	**736**	**736**	**666**	**666**	**741**	**741**	**706**	**706**	**702**	**702**	**796**	**796**						
O&M/Comps Petitions	78	1,801	35	123	30	183	38	234	37	171	34	204						
Costa Hawkins	19	19	25	25	43	43	31	31	42	42	35	35						
Tenant in Occupancy	35	35	43	43	65	65	57	57	29	32	30	30						
Prop I Rent Petitions	1	1																
Landlord ADR	[K] 20	20	21	21	18	18	16	16	19	19	22	22						
Utility Passthrough			[L] 19	478	228	4,746	406	4,703	494	5,665	387	[N] 3,613						
Landlord Sub Total:	**153**	**1,876**	**143**	**690**	**384**	**5,055**	**548**	**5,041**	**621**	**5,929**	**508**	**3,904**						
Capital Improvement	[J] 198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650						
Landlord Extension	11	39	15	21	18	33	6	14	11	23	6	17						
Cap. Imp. Sub Total:	**209**	**1,730**	**181**	**929**	**182**	**740**	**193**	**1,057**	**207**	**1,048**	**205**	**1,667**						
Landlord Total:	**362**	**3,606**	**324**	**1,619**	**566**	**5,795**	**741**	**6,098**	**828**	**6,977**	**713**	**5,571**						
Total Petitions	**1,098**	**4,342**	**990**	**2,285**	**1,307**	**6,536**	**1,447**	**6,804**	**1,530**	**7,679**	**1,509**	**6,367**						
Tenant Appeals	126	126	179	179	80	80	175	175	78	78	153	153						
Landlord Appeals	75	107	72	784	45	81	44	375	55	241	67	141						
Total Appeals:	**201**	**233**	**251**	**963**	**125**	**161**	**219**	**550**	**133**	**319**	**220**	**294**						
Eviction Notices	1,599		1,554		1,536		1,475		1,600		1,315							
Eviction Reports	408		357		445		466		531		488							
Ellis Petitions	107	352	131	480	100	454	89	330	92	393	36	165						
Grand Total	**3,413**		**3,283**		**3,513**		**3,696**		**3,886**		**3,568**							

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	2	3	4	8	3	12	4	7	4	6	4	3	60
S. of Market	(03)		1	4	2		2	2	3	3	3	2		22
94104	(04)					4		1	25		26			56
94105	(05)						1							1
Potrero	(07)				1		1		1	1			1	5
Chinatown	(08)		1	3	1	1	4	1		5	7		3	26
Tenderloin	(09)	4	2	3	9	4	3	5	18	11	8	5	39	111
Mission	(10)	5	4	1	4	3	5	5	10	6	9	11	2	65
Fin. District	(11)			2							1	1		4
Ingleside	(12)	6	5	1	4	2	2	6	6	2	2	2	2	40
Eureka Valley	(14)	2	2	4	4	1	1	2	2	4	5	3		30
Western Addition	(15)	3	1	3	7		1	1	1	4	3	1	2	27
Parkside	(16)		4	1		3		2	1	1	1		3	16
Haight-Ashbury	(17)	4	5	7	3	4	3	5	3	3	2	3	6	48
Inner Richmond	(18)	5	5	2	5	1	3	3	2	4	1	5	3	39
Outer Richmond	(21)	2		1	6	1	2	5	3	5	1	1	3	30
Sunset	(22)	1	3	5	6	1		7	2	6	1	3	3	38
Marina	(23)	1		1	3	3	2	2		2		2	1	17
Bayview	(24)	1	5	2	1	1			1	1	2	2	2	18
West Portal	(27)						1					1		2
Diamond Heights	(31)	3		2	1	1	2		1	2	1		1	14
Lake Merced	(32)	1	1	1				2	2	2		2	4	15
North Beach	(33)	1	6	1	2	3	1		3	5	4	2	2	30
Portola	(34)	2				1	2						1	6
TOTALS		43	48	48	67	37	48	53	91	71	83	50	81	720

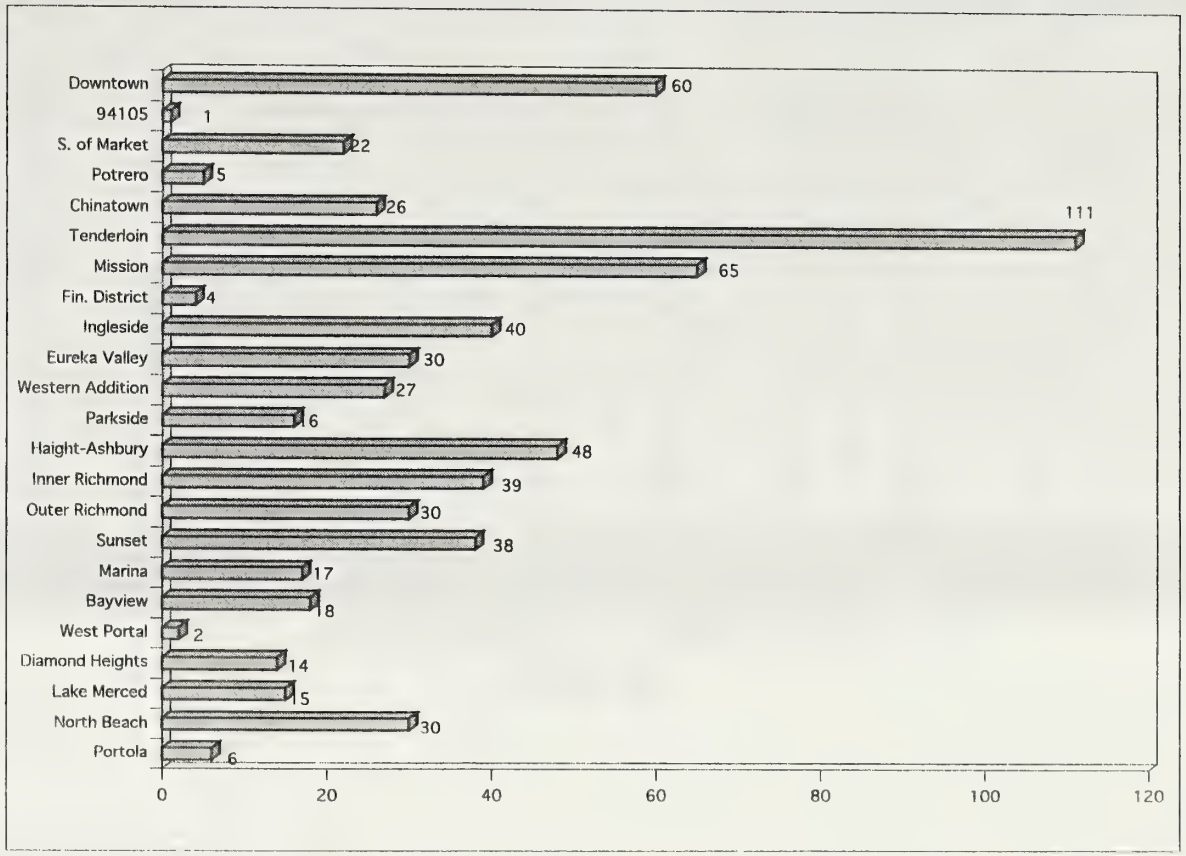


Table 1A
Tenant Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96
July	297	58	158	112	163	78	63	77	57	94	73	54	48	44	39
Aug.	256	50	110	100	127	62	98	116	58	68	67	65	65	98	55
Sept.	172	77	82	77	61	177	60	79	48	53	52	44	31	80	31
Oct.	190	70	58	73	89	83	91	71	37	58	48	80	45	80	47
Nov.	133	75	72	58	49	76	89	38	43	47	92	60	80	64	42
Dec.	208	126	103	70	79	65	78	49	54	60	41	74	71	82	54
Jan.	173	123	121	93	164	61	57	89	78	83	59	52	71	66	48
Feb.	232	105	158	92	93	82	55	66	112	80	46	66	53	75	51
March	253	148	140	141	115	99	83	54	83	72	76	68	54	69	90
April	164	103	72	139	84	72	64	89	80	71	72	64	81	62	55
May	62	103	115	102	63	124	70	91	120	70	51	92	41	67	59
June	78	117	84	96	94	80	46	65	89	68	52	47	61	46	49
TOTALS	2,218	1,155	1,273	1,153	1,181	1,059	854	884	859	824	729	766	701	833	620

MONTH	FY 96-97	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11
July	58	72	67	76	59	55	59	67	60	50	47	46	43		
Aug.	99	61	88	71	81	67	70	50	76	41	58	57	48		
Sept.	42	53	84	70	59	46	70	50	49	57	48	48	48		
Oct.	71	84	49	73	125	119	58	77	39	44	43	56	67		
Nov.	42	48	52	67	78	58	57	30	46	43	44	54	37		
Dec.	71	71	67	62	62	78	83	52	52	40	64	54	48		
Jan.	92	87	49	100	66	83	65	40	49	101	44	51	53		
Feb.	72	72	62	85	57	63	106	61	39	58	50	51	91		
March	77	86	69	70	99	80	64	46	39	54	61	64	71		
April	76	69	73	48	100	106	55	44	58	52	54	46	83		
May	57	100	63	86	67	79	67	50	37	53	49	52	50		
June	68	164	68	59	60	60	52	47	35	63	59	46	81		
TOTALS	825	967	791	867	913	894	806	614	579	656	621	625	720	0	0

Table 1B
Tenant Petitions • Yearly Trend

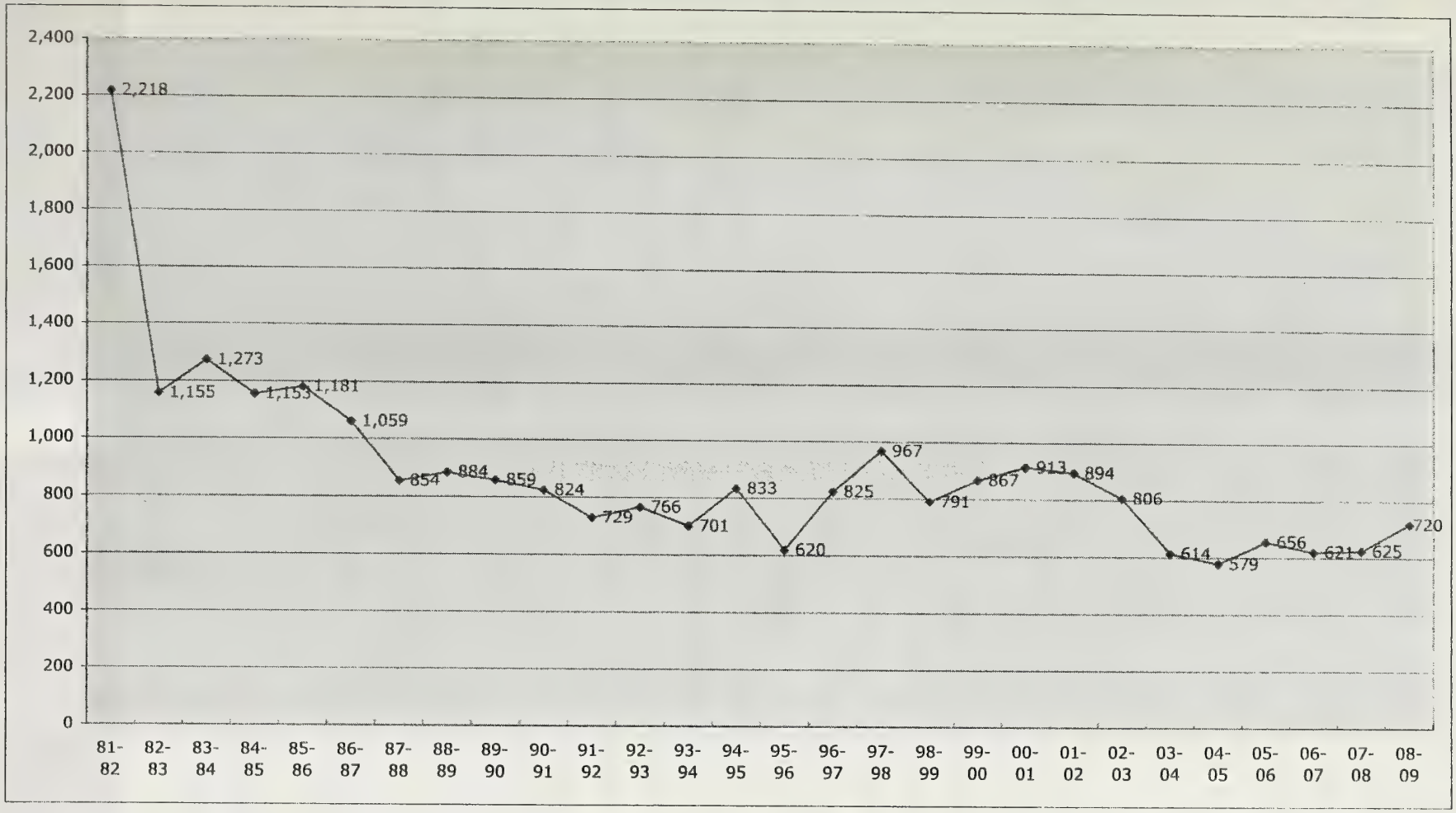


Table 2
Summary Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97
July		98	28	71	32	17	11	11	9	8	4	6	3	6	11	19
Aug.		97	47	47	32	8	13	13	11	5	9	4	8	13	15	14
Sept.		51	30	35	23	19	17	17	13	3	6	3	6	5	4	11
Oct.		57	23	33	21	12	10	10	3	12	5	6	10	6	18	7
Nov.		26	13	35	13	7	9	9	1	5	8	4	12	4	8	12
Dec.		61	50	40	23	20	4	4	11	3	2	12	7	10	9	10
Jan.		40	40	29	22	23	9	9	7	8	8	6	4	13	9	12
Feb.		44	42	15	41	23	6	6	2	18	7	5	18	13	6	13
March		67	29	32	25	15	6	6	8	9	7	8	5	9	6	14
April	A 48	29	34	28	25	24	2	2	5	11	8	9	5	9	10	13
May	46	31	33	21	17	8	5	5	17	7	5	4	6	8	12	17
June	68	40	44	31	17	8	8	12	12	5	2	6	6	7	18	49
TOTALS	162	641	413	417	291	184	100	104	99	94	71	73	90	103	126	191

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

MONTH	FY 97-98	FY 98-99	FY 99-2K	FY 2K-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
July	14	10	21	15	11	1	2	2	5	5	1	2				
Aug.	19	15	22	14	10	6	7	2	0	5	10	4				
Sept.	0	13	13	11	5	7	11	2	5	6	6	3				
Oct.	0	13	11	10	7	5	4	4	0	6	3	8				
Nov.	21	10	10	8	12	1	1	3	2	5	1	3				
Dec.	29	23	24	19	9	4	4	6	1	3	2	4				
Jan.	13	14	17	9	10	6	5	3	3	4	3	6				
Feb.	11	22	26	12	6	3	6	6	2	5	5	5				
March	22	19	22	20	4	2	10	2	5	5	3	4				
April	16	23	12	11	4	3	4	5	4	7	3	6				
May	16	14	31	9	5	2	4	3	10	8	6	4				
June	16	31	13	14	2	3	2	4	3	5	2	2				
TOTALS	177	207	222	152	85	43	60	42	40	64	45	51	0	0	0	0

Table 2A
Summary Petitions • Yearly Trend

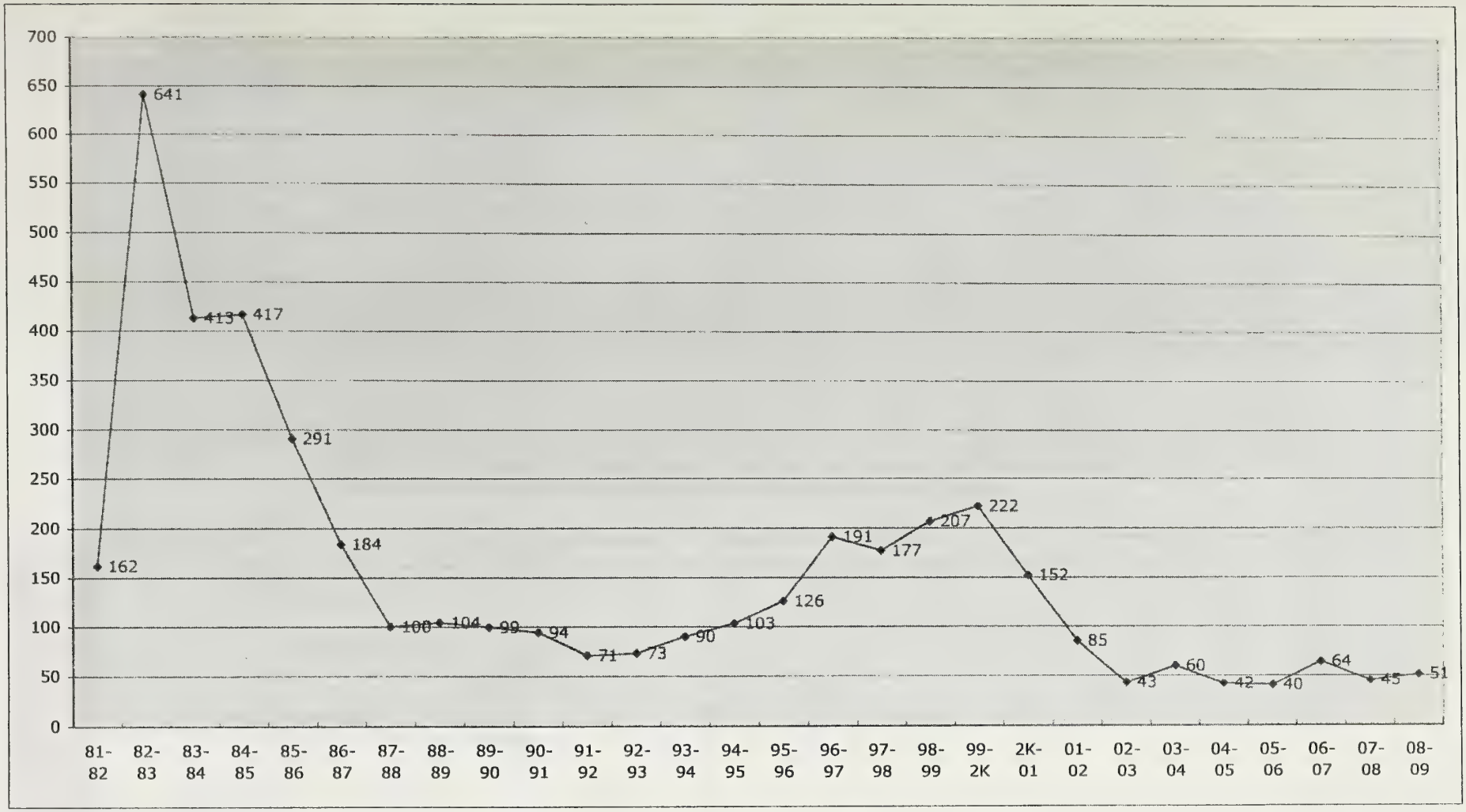


Table 3
Subtenant Overcharge Petitions • Yearly Trend

MONTH	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		3	1	1	0	0	0	0					
Aug.		3	0	0	1	0	0	1					
Sept.		5	0	1	2	0	0	0					
Oct.		2	1	2	3	1	0	0					
Nov.		2	0	1	1	0	0	0					
Dec.		2	0	1	1	1	0	0					
Jan.		4	1	2	0	0	0	0					
Feb.	3	2	2	0	0	0	0	0					
March	3	2	1	2	0	1	0	0					
April	2	3	1	2	0	0	0	0					
May	2	4	1	0	1	0	1	0					
June	3	2	2	2	2	0	0	0					
TOTALS	13	34	10	14	11	3	1	1	0	0	0	0	0

*Petitions first accepted August 2001

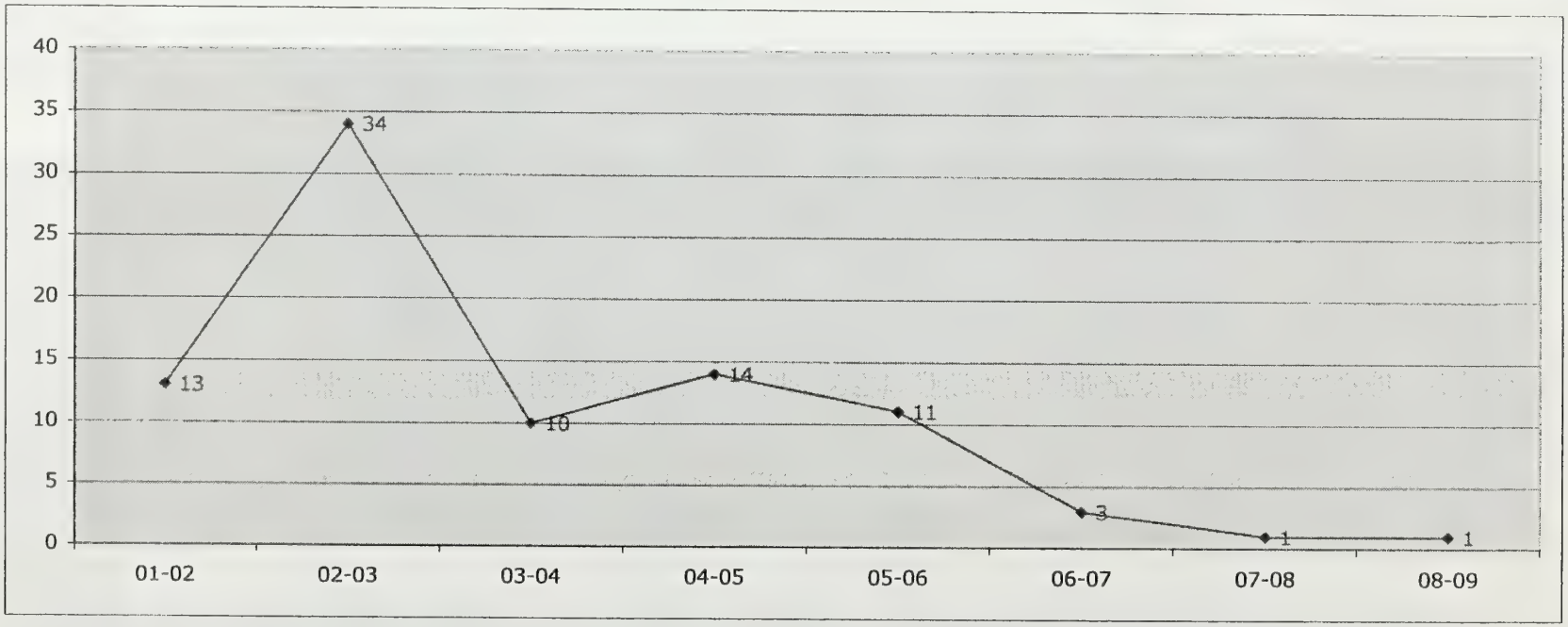


Table 4

Landlord O&M/Comps Petitions by Zip Code 2008-2009

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)					1	15			3	37	2	10			1	18									7	80
Tenderloin	(09)			1	33	1	18	1	6	1	6			1	1											5	64
Mission	(10)	1	1			1	1																			2	2
Fin. District	(11)																									0	0
Ingleside	(12)											1	2													1	2
Eureka Valley	(14)																			1	5					1	5
Western Addition	(15)					1	4			1	1											1	2			3	7
Parkside	(16)			1	1																					1	1
Haight-Ashbury	(17)											1	2			2	5			1	2					4	9
Inner Richmond	(18)													1	1											1	1
Outer Richmond	(21)													1	1											1	1
Sunset	(22)							1	4	1	3															2	7
Marina	(23)											1	7	2	7					1	9					4	23
Bayview	(24)																									0	0
West Portal	(27)																			1	1					1	1
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)													1	1											1	1
Portola	(34)																									0	0
TOTALS		1	1	2	34	4	38	2	10	6	47	5	21	6	11	3	23	0	0	4	17	1	2	0	0	34	204

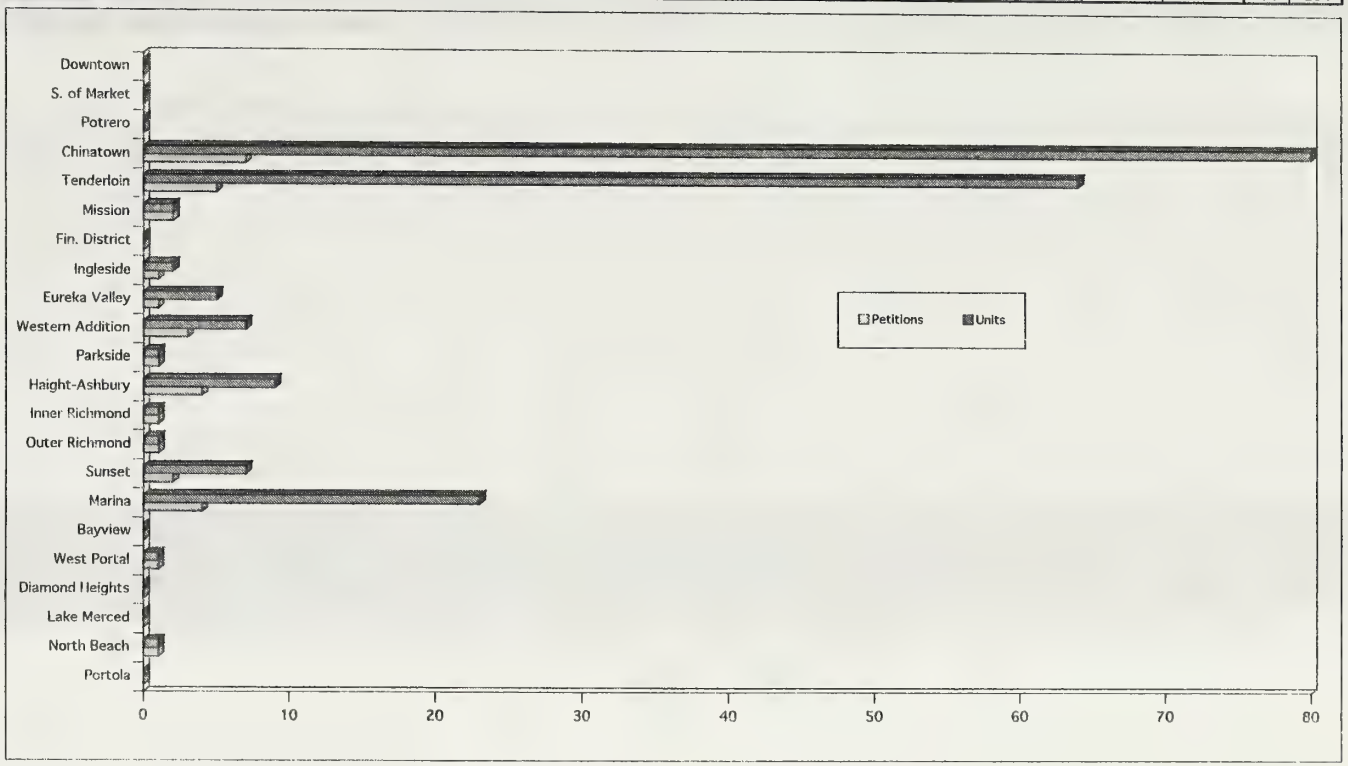


Table 4A - part 1

Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)

MONTH	Total 80-81		Total 81-82		Total 82-83		Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88/89		Total 89-90		Total 90-91		Total 91-92		Total 92-93	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	4	39	7	58	59	433	30	178	4	32	10	79	7	39	10	136	2	15	3	14	7	72	4	11	2	4
Aug.	4	20	4	21	40	193	32	140	4	22	7	61	12	206	5	41	1	7	3	13	3	14	3	16	2	3
Sept.	4	16	7	13	66	700	48	307	1	3	3	25	5	20	5	31	4	17	5	15	3	17	0	0	1	1
Oct.	2	12	9	47	28	74	4	7	4	22	7	31	7	67	4	53	1	1	2	13	1	8	3	11	3	8
Nov.	9	41	5	21	22	183	2	2	3	11	6	26	1	59	1	1	1	1	1	1	1	1	4	16	1	3
Dec.	6	22	6	46	26	148	3	7	4	18	6	126	6	21	8	83	3	7	1	9	7	65	2	2	2	4
Jan.	4	9	12	68	52	267	4	4	8	91	4	109	3	15	4	43	1	1	7	49	4	18	1	1	2	17
Feb.	6	23	10	20	33	206	7	21	4	28	9	45	2	18	5	9	2	5	1	6	7	23	2	13	2	50
March	8	17	39	[A] 228	27	191	5	34	5	39	8	83	8	206	4	17	2	9	3	8	5	20	3	40	2	29
April	9	51	40	165	34	259	6	20	4	10	9	89	9	60	9	49	1	12	3	10	7	23	4	7	0	0
May	7	24	36	138	24	266	4	15	4	29	13	49	7	106	8	19	7	49	6	34	2	21	3	9	5	12
June	6	37	58	380	61	193	1	12	4	47	12	81	10	72	8	48	6	29	4	10	2	4	1	7	1	21
TOTALS	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889	71	530	31	153	39	182	49	286	30	133	23	152

(A) Rent law amended March 1982 to require landlords to apply for over guideline increases

MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
					Prop I*				Prop I				Prop I				Prop I				Prop I				Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	5	11	0	0	6	39	0	0
Sept.	1	1	1	8			3	6	6	6	3	3	1	1	6	8	1	3	12	34	0	0	4	8	0	0
Oct.	2	2	1	12			1	2	7	7	6	9	3	3	5	20	2	4	8	40	0	0	10	80	0	0
Nov.	3	7	1	2			0	0	7	7	5	13	2	4	5	20	3	3	4	20	0	0	8	45	0	0
Dec.	1	3	0	0			2	14	4	6	6	11	3	5	9	19	5	6	7	42	0	0	5	28	0	0
Jan.	4	6	6	27			2	10	4	5	6	19	2	2	9	14	0	0	7	20	0	0	5	15	1	1
Feb.	2	10	1	1			4	6	0	0	4	11	0	0	9	39	0	0	4	16	0	0	8	68	0	0
March	2	7	1	1			3	10	2	2	3	12	1	2	7	17	0	0	7	70	1	1	4	19	0	0
April	2	2	5	30			3	4	2	2	5	35	1	1	5	10	0	0	10	32	0	0	49	2,962	0	0
May	2	7	11	28	[B] 7	10	5	34	5	5	4	191	0	0	7	34	0	0	4	9	0	0	5	39	0	0
June	3	9	9	12	16	24	2	21	0	0	4	6	2	2	13	47	0	0	6	46	1	1	9	96	0	0
TOTALS	23	55	39	126	23	34	33	148	44	50	59	343	18	24	85	244	14	19	79	358	2	2	120	3,458	1	1

Table 4A - part 2

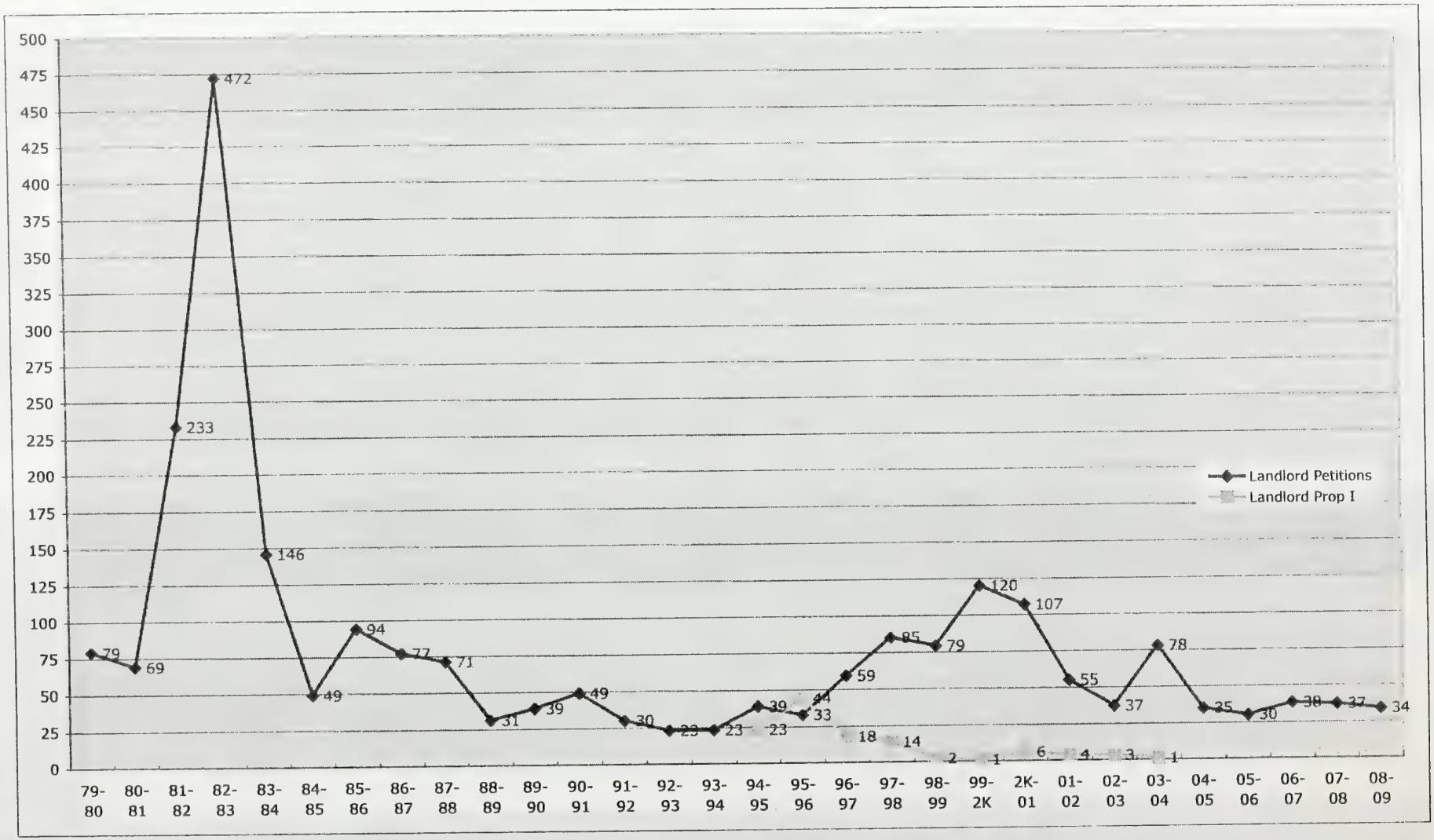
Landlord O&M/Comps Petitions • Yearly Trend (FY 2000/01-2008-2009)

MONTH	Total 2000-01		Prop I		Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Prop I		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	(D) 2	11	1	1	1	9	4	22	1	1
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6	4	10	6	45	2	7	2	34
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13	1	17	0	0	3	6	4	38
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7	0	0	4	8	2	5	2	10
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6	4	18	3	8	0	0	6	47
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1	5	68	6	41	7	10	5	21
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9	1	2	2	18	3	17	6	11
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25	2	32	3	15	3	11	3	23
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1	2	2	6	41	4	33	0	0
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0	4	12	4	32	3	39	4	17
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36	4	16	3	17	3	7	1	2
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8	2	5	0	0	3	14	0	0
TOTALS	107	3,177	6	6	55	244	4	4	37	213	3	4	78	1,801	1	1	35	123	30	183	38	234	37	171	34	204

(D) Includes any Prop I comps petitions beginning FY 04-05

Table 4B

Landlord Petitions (Operating and Maintenance Expense and Comps) • Yearly Trend



Capital Improvement Petitions by Zip Code - 2008-2009

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)					1	6			1	3			1	33	1	27									4	69
S. of Market	(03)					1	10			1	1															2	11
Potrero	(07)			1	3					1	2															2	5
Chinatown	(08)			1	32			1	45							1	31	2	14			2	9			7	131
Tenderloin	(09)			1	8			1	20			2	55			2	17	6	50	1	8			1	8	14	166
Mission	(10)	2	4	3	6			1	1			1	4	1	1	6	22	2	5	5	11	3	3	3	7	27	64
Fin. District	(11)																									0	0
Ingleside	(12)							1	2																	1	2
Eureka Valley	(14)	2	4					1	2			4	32			4	51	2	3							13	92
Western Addition	(15)	3	10			1	14							1	11	7	132	2	12			1	1	1	10	16	190
Parkside	(16)							4	18																	4	18
Haight-Ashbury	(17)	4	17			2	12			1	2	2	20	1	1	10	49	1	19	6	28	1	5	1	7	29	160
Inner Richmond	(18)	1	1	2	10	5	20	2	4							3	10					2	5			15	50
Outer Richmond	(21)			3	5	2	3	1	1					1	1	3	11	1	3	2	3			2	3	15	30
Sunset	(22)			1	55	1	3	1	4							2	9	1	2	1	1	2	7			9	81
Marina	(23)	2	2	1	1			5	30			2	9	3	8	7	55	1	2	2	23			1	2	24	132
Bayview	(24)																									0	0
West Portal	(27)											1	34			2	2									3	36
Diamond Heights	(31)									1	10			1	1	2	3							1	4	5	18
Lake Merced	(32)	1	366							1	1															2	367
North Beach	(33)					1	2			2	13	1	3			2	7							1	3	7	28
Portola	(34)																									0	0
TOTALS		15	404	13	120	14	70	18	127	8	32	13	157	9	56	52	426	18	110	17	74	11	30	11	44	199	1650

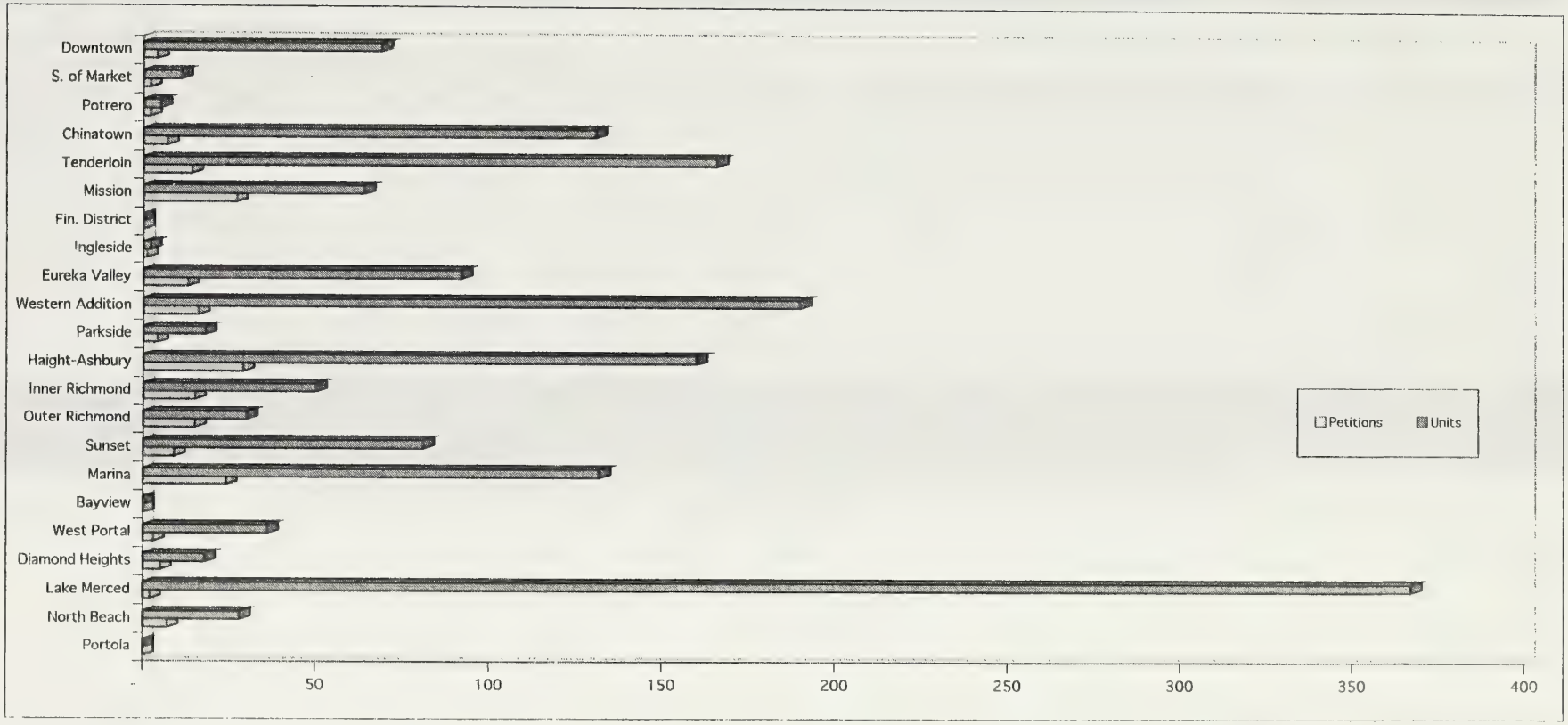


Table 5A - part 1

Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01

MONTH	Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Prop I*	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July			15	124	17	242	30	269	33	245	18	167	11	35	14	53	8	58	15	64	5	12	17	171		
Aug.			27	184	19	198	17	51	23	131	28	347	6	17	20	340	19	131	12	65	16	405	17	83		
Sept.			36	473	29	367	40	849	36	806	12	39	19	142	15	74	8	18	4	14	11	31	14	109		
Oct.	30	352	20	177	21	204	33	250	18	99	15	67	7	28	15	64	9	106	11	30	4	57	17	54		
Nov.	22	68	24	145	23	203	15	78	38	261	15	110	8	23	9	39	3	17	19	328	13	46	7	43		
Dec.	21	167	24	165	16	270	30	221	30	227	13	81	16	76	12	161	4	11	8	20	6	47	8	46		
Jan.	39	307	11	144	20	109	23	118	21	140	20	179	19	72	13	70	11	41	13	53	27	1,253	4	10		
Feb.	26	157	20	304	22	181	27	265	15	114	27	182	11	78	15	65	6	40	11	100	22	452	1	8		
March	43	966	33	483	32	435	23	190	23	191	23	403	13	62	15	616	15	79	34	518	6	21	30	379		
April	23	123	20	195	25	241	23	208	15	110	19	148	10	69	14	165	8	30	13	45	19	799	12	75		
May	19	144	23	149	24	166	30	279	27	165	11	55	8	84	17	172	16	336	10	37	7	138	13	57	2	3
June	30	245	21	177	21	130	20	128	17	137	26	167	17	67	16	81	10	48	11	41	11	80	13	127	4	7
TOTALS	253	2,529	274	2,720	269	2,746	311	2,906	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	6	10

Capital improvements petitions were transfered from the Real Estate Department in October 1983.

* Prop I capital improvement petition effective May 1995

MONTH	Total 95-96		Prop I		Total 96-97		Prop I		Total 97-98		Prop I		Total 98-99		Prop I		Total 99-2000		Prop I		Total 2000-01		Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	18	97	1	1	23	66	2	2	34	323	0	0	35	274	2	2	63	647	1	1
Aug.	7	19	1	1	26	136	2	3	18	54	0	0	26	229	1	3	35	320	2	4	35	208	1	2
Sept.	15	82	2	4	19	69	3	3	23	97	0	0	42	483	5	7	33	146	2	3	32	145	1	3
Oct.	6	23	4	8	27	182	2	3	38	191	3	4	37	198	3	5	39	310	5	8	50	294	2	2
Nov.	19	297	2	2	16	125	3	7	30	187	1	1	36	429	0	0	31	165	0	0	61	1,048	3	6
Dec.	12	60	2	3	14	73	1	1	25	121	0	0	31	199	3	3	57	495	0	0	19	133	2	2
Jan.	10	80	1	1	11	52	0	0	20	79	0	0	31	155	1	1	50	496	1	1	14	57	3	4
Feb.	30	176	0	0	8	19	2	3	39	233	0	0	43	235	4	4	34	271	1	3	25	153	0	0
March	6	44	0	0	37	230	2	2	21	50	1	1	51	363	3	5	43	291	5	8	27	311	3	6
April	11	61	1	1	30	199	2	2	20	81	1	1	34	388	4	6	33	421	0	0	6	107	0	0
May	12	55	1	1	26	166	0	0	17	111	3	5	29	234	3	3	33	213	0	0	5	24	0	0
June	5	40	1	1	17	136	0	0	26	189	0	0	28	114	4	5	44	414	0	0	4	31	0	0
TOTALS	139	953	18	35	249	1,484	18	25	300	1,459	11	14	422	3,350	31	42	467	3,816	18	29	341	3,158	16	26

Table 5A - part 2

Capital Improvement Petitions • Yearly Trend Fiscal Years 2001/02 - 2008-2009

MONTH	Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	2	12	0	0	24	155	0	0	A 14	36	14	61	16	51	9	34	17	48	15	404				
Aug.	13	44	0	0	29	150	0	0	18	73	8	46	11	57	20	175	18	48	13	120				
Sept.	32	906	0	0	16	70	1	1	25	63	13	225	10	71	12	80	13	27	14	70				
Oct.	89	698	0	0	25	73	0	0	16	104	13	85	13	38	19	93	22	151	18	127				
Nov.	58	809	0	0	36	293	0	0	18	94	8	20	10	106	10	72	13	54	8	32				
Dec.	36	243	0	0	32	327	0	0	25	862	7	17	17	51	28	143	14	96	13	157				
Jan.	29	780	1	1	13	70	0	0	8	52	21	57	19	62	12	48	7	29	9	56				
Feb.	45	301	0	0	23	143	0	0	22	177	19	74	8	11	10	75	18	124	52	426				
March	24	138	1	1	10	21	0	0	10	36	12	44	7	15	17	103	13	84	18	110				
April	46	306	1	1	6	14	0	0	12	93	21	59	15	36	17	85	17	77	17	74				
May	38	210	1	1	14	61	0	0	18	46	15	62	22	158	19	89	19	184	11	30				
June	19	141	0	0	19	165	0	0	12	55	15	158	16	51	14	46	25	103	11	44				
TOTALS	431	4,588	4	4	247	1,542	1	1	198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650	0	0	0	0

(A) Includes Prop I Capital Improvement Petitions beginning FY 03-04

Table 5B
Capital Improvement Petitions • Yearly Trend

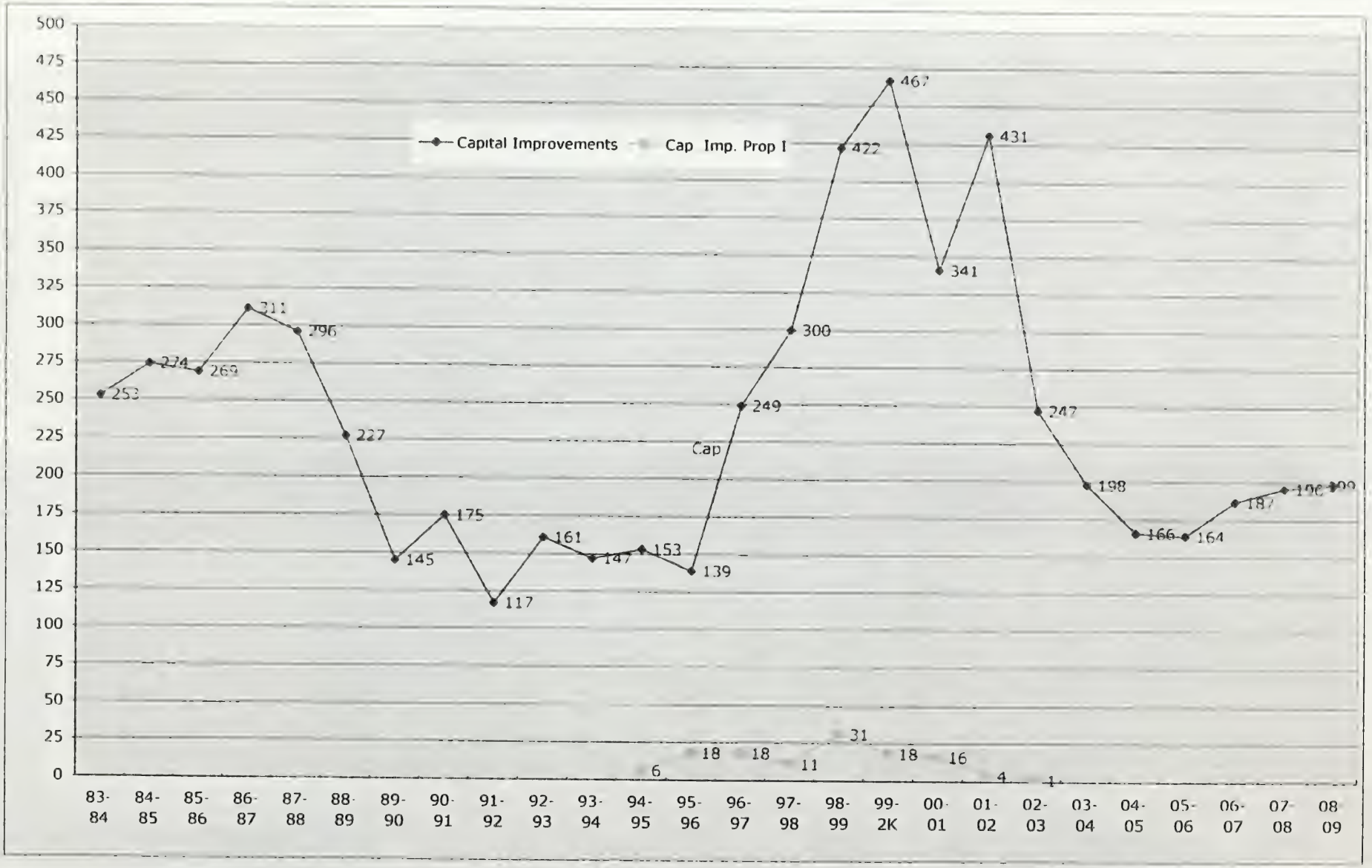


Table 6
Landlord Extension of Time Petitions by Zip Code • 2008-2009

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)							1	7																	1	7
Tenderloin	(09)																									0	0
Mission	(10)																									0	0
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)															1	1									1	1
Western Addition	(15)																									0	0
Parkside	(16)																									0	0
Haight-Ashbury	(17)					1	6																			1	6
Inner Richmond	(18)											1	1											1	1	2	2
Outer Richmond	(21)							1	1																	1	1
Sunset	(22)																									0	0
Marina	(23)																									0	0
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)																									0	0
TOTALS		0	0	0	0	1	6	2	8	0	0	1	1	0	0	1	1	0	0	0	0	0	0	1	1	6	17

Table 6A
Landlord Extension Of Time Petitions • Yearly Trend

MONTH	6 Yr. To 88-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-2000		FY 00-01		FY 01-02	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0					1	1							1	1	1	1	9	25	1	1
Aug.	4	24					1	30			1	1	2	3	2	3	2	2	1	3	4	2
Sept.	4	23													1	1	0	0	1	1	4	4
Oct.	5	17					1	3	1	1	1	2			2	11	2	5	2	3	2	5
Nov.	1	1			2	4							2	2	1	1	1	1	1	1	1	6
Dec.	1	4					1	30			1	2	1	1							1	1
Jan.	0	0											2	2					2	3	2	2
Feb.	1	3									1	2	2	4					2	2	2	2
March	3	28									1	3			1	1	2	12			0	0
April	2	2	1	1							1	5							1	1	1	3
May	3	9			1	3			1	1											1	1
June	2	5					3	3			1	1	2	7	1	2	0	0	3	4	2	5
TOTALS	26	116	1	1	3	7	7	67	2	2	7	16	11	19	9	20	8	21	22	43	21	32

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	1	1	0	0	1	1	0	0	2	5	0	0	0	0								
Aug.	1	1	0	0	1	1	1	1	0	0	1	1	0	0								
Sept.	0	0	1	24	0	0	3	4	0	0	0	0	1	6								
Oct.	0	0	6	10	1	1	2	2	1	1	2	7	2	8								
Nov.	0	0	0	0	0	0	1	1	0	0	2	8	0	0								
Dec.	1	1	0	0	1	1	1	1	1	1	1	1	1	1								
Jan.	2	2	0	0	3	6	1	1	1	5	2	2	0	0								
Feb.	0	0	0	0	0	0	1	2	1	2	1	1	1	1								
March	4	4	2	2	1	3	1	1	0	0	0	0	0	0								
April	3	3	0	0	2	2	1	12	0	0	0	0	0	0								
May	1	1	0	0	3	3	1	1	0	0	0	0	0	0								
June	1	3	2	3	2	3	5	7	0	0	2	3	1	1								
TOTALS	14	16	11	39	15	21	18	33	6	14	11	23	6	17	0	0	0	0	0	0	0	0

Table 6B
Landlord Extension of Time Petitions • Yearly Trend

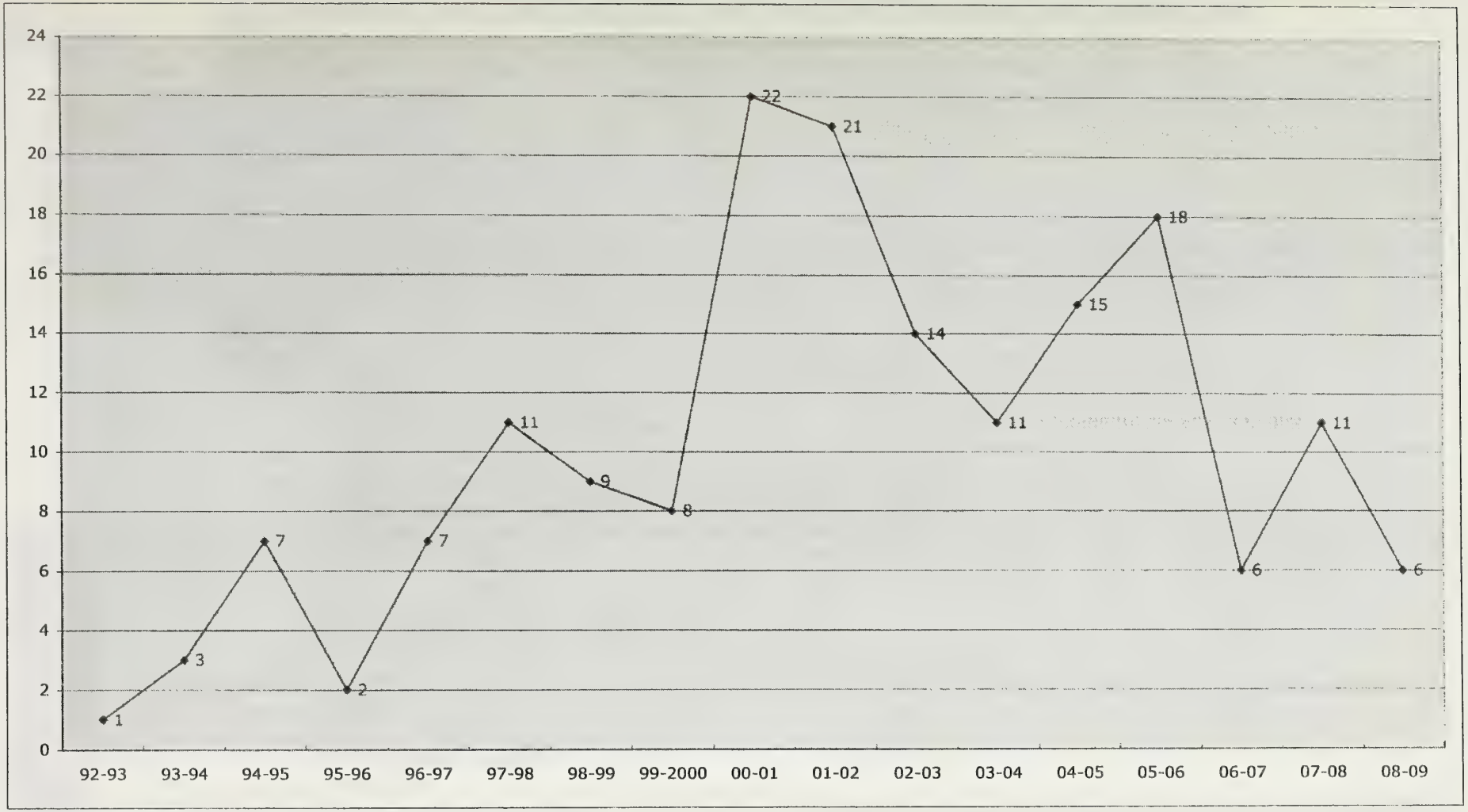


Table 7
Tenant in Occupancy Petitions (Regulation 1.21) • Yearly Trend

MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	9	9	10	10	3	3	2	2	5	5	9	9	9	10	8	8										
Aug.	14	14	1	1	3	3	7	7	8	8	6	6	3	3	2	2										
Sept.	7	7	4	4	3	3	2	2	6	6	3	3	1	1	3	3										
Oct.	9	9	4	4	2	2	6	6	4	4	0	0	5	7	0	0										
Nov.	9	9	3	3	1	1	4	4	6	6	5	5	3	3	3	3										
Dec.	6	6	1	1	3	3	1	1	6	6	6	6	0	0	2	2										
Jan.	4	4	1	1	3	3	2	2	2	2	7	7	0	0	3	3										
Feb.	7	7	4	4	4	4	1	1	4	4	2	2	2	2	5	5										
March	3	3	2	2	2	2	8	8	6	6	5	5	3	3	1	1										
April	11	11	4	4	6	6	4	4	4	4	9	9	1	1	1	1										
May	10	10	3	3	1	1	3	3	8	8	1	1	2	2	0	0										
June	4	4	8	8	4	4	3	3	6	6	4	4	0	0	2	2										
TOTALS	93	93	45	45	35	35	43	43	65	65	57	57	29	32	30	30	0	0	0	0	0	0	0	0	0	0

*Effective Date of Legislation: June 5, 2001

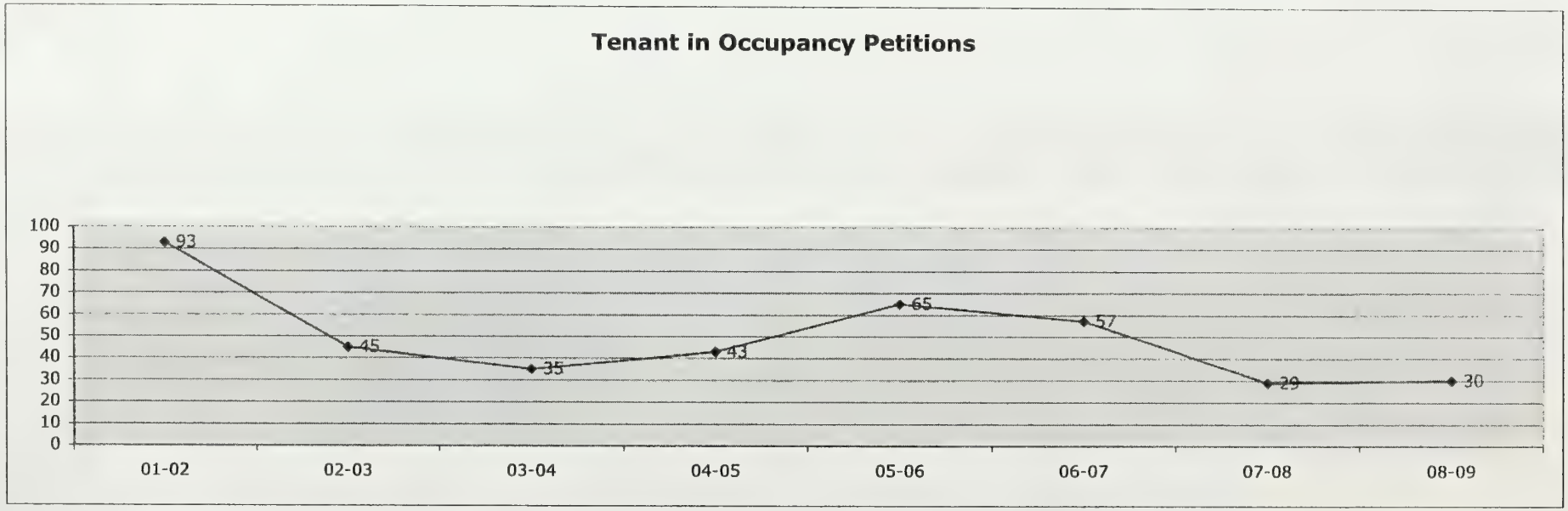


TABLE 8
Annual Eviction Notices • 2008-2009

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	14	9	7	11	20	9	10	6	9	13	9	12	129
Late-Pay	7	8	8	2	8	6	10	8	11	5	11	4	88
Breach	42	35	27	31	32	21	39	21	30	32	26	40	376
Nuisance	34	19	30	36	29	11	24	14	24	18	16	24	279
Illegal	8	3	0	7	5	0	1	2	1	1	2	1	31
Agreement	0	0	0	0	1	0	0	0	0	1	2	0	4
Access	1	1	1	3	1	3	2	0	0	0	1	1	14
Sub	0	1	3	5	1	1	0	0	1	3	2	1	18
Own-Occ	20	20	19	10	8	14	6	12	7	11	9	7	143
Condo	0	0	0	0	1	0	0	2	0	0	0	0	3
Demolition	3	2	1	2	2	3	2	3	6	1	1	3	29
Capital Imp.	2	1	2	1	0	2	7	8	0	0	1	0	24
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis	17	18	11	9	12	7	3	18	0	0	0	4	99
Roommate	2	3	1	7	3	1	2	2	4	1	3	1	30
Lead	0	0	0	0	0	0	1	0	1	0	1	0	3
Other	4	6	3	9	1	2	3	2	5	2	4	4	45
TOTALS	154	126	113	133	124	80	110	98	99	88	88	102	1,315

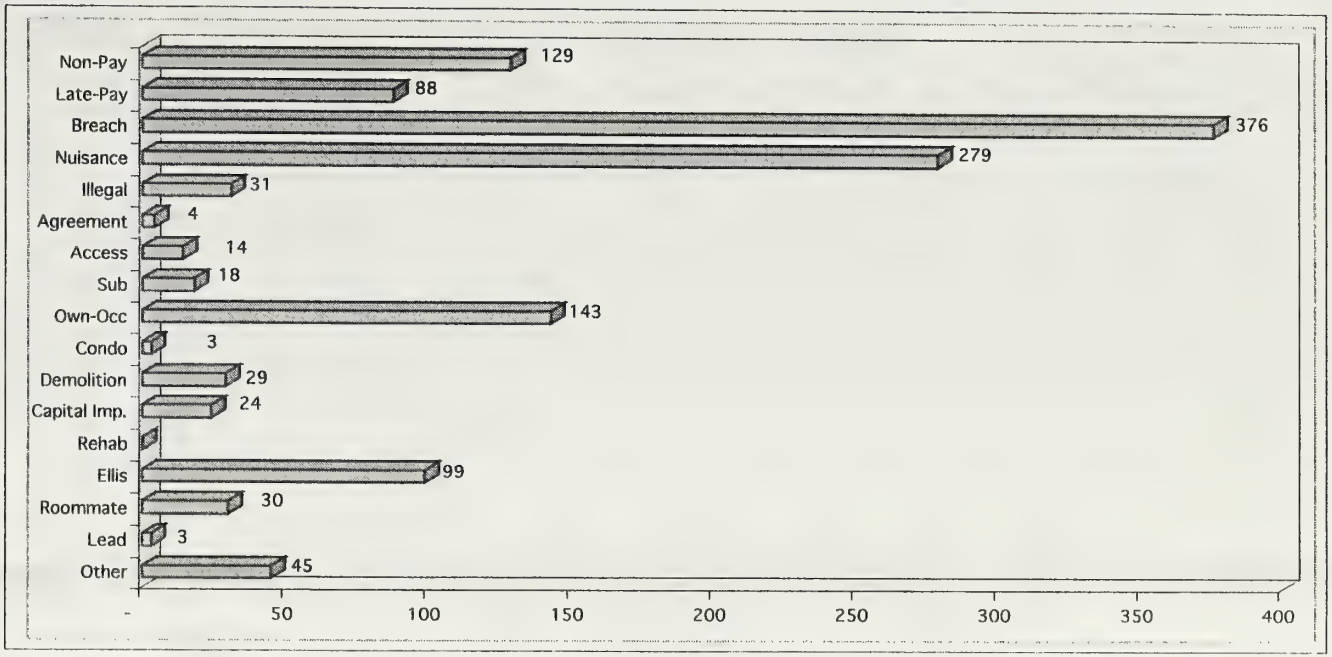


Table 8A - 1
Annual Eviction Notices • Yearly Trend

	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04
Non-Pay	130	175	107	123	137	96	101	133	125	132	142	143	150	111	109	89	114
Late-Pay	80	53	98	88	60	72	50	40	49	85	100	101	93	86	57	65	62
Breach	9	90	204	183	158	136	133	104	172	290	327	344	327	398	329	236	274
Nuisance	185	207	231	227	205	215	159	204	236	247	258	247	278	256	283	247	285
Illegal	0	6	16	9	11	11	15	9	53	16	17	24	32	27	41	18	25
Agreement	71	21	18	17	114	3	0	0	0	0	2	4	6	2	2	1	0
Access	5	11	8	12	13	8	5	11	1	0	18	12	14	9	6	9	4
Sub	40	28	74	96	40	34	12	25	34	67	90	168	84	30	4	13	11
Own-Occ	522	564	545	469	356	293	344	361	481	1075	1410	1200	937	991	594	422	364
Condo				1	0	0	0	0	1	1	1	0	6	5	5	7	3
Demolition	0	4	14	13	13	12	12	33	36	53	77	39	43	84	88	94	73
Capital Imp.	76	149	47	30	30	10	33	8	18	53	44	24	80	58	47	64	69
Rehab	67	114	16	13	13	1	4	7	10	38	35	26	14	7	8	2	0
Ellis	26	18	3	4	4	0	0	0	0	3	12	206	440	274	83	115	228
Roommate	7	15	24	38	38	10	20	30	49	71	119	104	146	130	94	73	57
Lead	80	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Other		82	67	57	57	73	77	104	103	160	194	90	110	69	37	31	30
TOTALS	1298	1537	1472	1380	1249	974	965	1069	1368	2291	2846	2732	2761	2538	1787	1486	1599

	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Non-Pay	86	103	99	98	129					
Late-Pay	49	60	72	88	88					
Breach	246	271	294	424	376					
Nuisance	274	310	310	317	279					
Illegal	21	49	39	39	31					
Agreement	0	0	1	9	4					
Access	5	11	15	20	14					
Sub	15	19	24	13	18					
Own-Occ	288	248	210	161	143					
Condo	7	1	4	2	3					
Demolition	66	48	47	39	29					
Capital Imp.	70	83	58	56	24					
Renab	1	5	0	0	0					
Ellis	330	248	210	265	99					
Roommate	49	39	42	19	30					
Lead	7	0	1	2	3					
Other	40	41	49	48	45					
TOTALS	1554	1536	1475	1600	1315	0	0	0	0	0

Table 8A - 2
Annual Eviction Notices • Yearly Trend

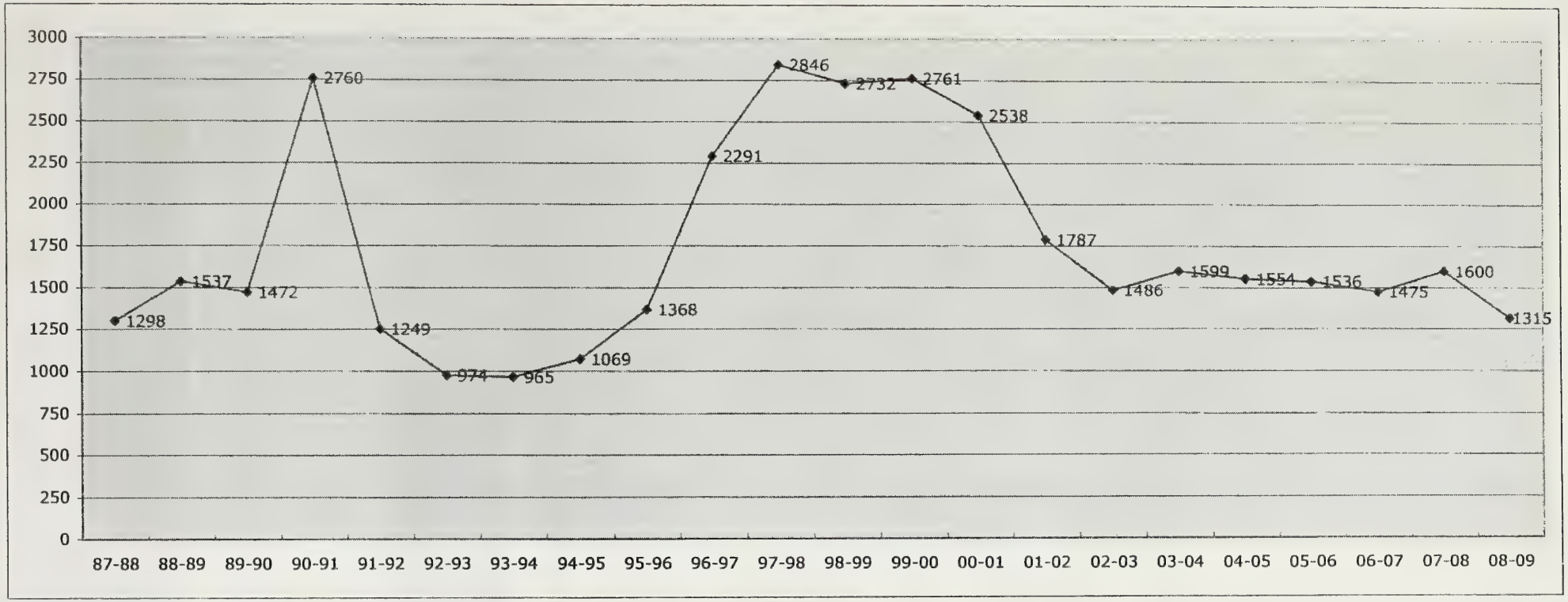


Table 8B

Annual OMI Eviction Notices by Zip Code • 2008-2009

Neighborhood	ZipCode	July	Aug.	Sept.	Oct	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)		1											1
S. of Market	(03)	1		1									1	3
94104	(04)													0
94105	(05)													0
Potrero	(07)	1	1				1				1		2	6
Chinatown	(08)													0
Tenderloin	(09)		2	1		1		1		2				7
Mission	(10)	3	1	2	1		2	1	1	1	1	1		14
Fin. District	(11)													0
Ingleside	(12)	3	1	1	2	1	1		1	1		1		12
Eureka Valley	(14)	1	3	1			1	1			1		1	9
Western Addition	(15)	1	2			2	1		1		1	1		9
Parkside	(16)					1					1			2
Haight-Ashbury	(17)	1		3	3		1	1		1	3			13
Inner Richmond	(18)	4	4	4	1		1	1		1		2		18
Outer Richmond	(21)		3	1			5		6			2	1	18
Sunset	(22)	2	1		3	1				1	2	1		11
Marina	(23)			2		1		1			1			5
Bayview	(24)		1	1									1	3
West Portal	(27)	1		1					1					3
Diamond Heights	(31)	1		1		1			2				1	6
Lake Merced	(32)													0
North Beach	(33)	1					1					1		3
Portola	(34)													0
TOTALS		20	20	19	10	8	14	6	12	7	11	9	7	143

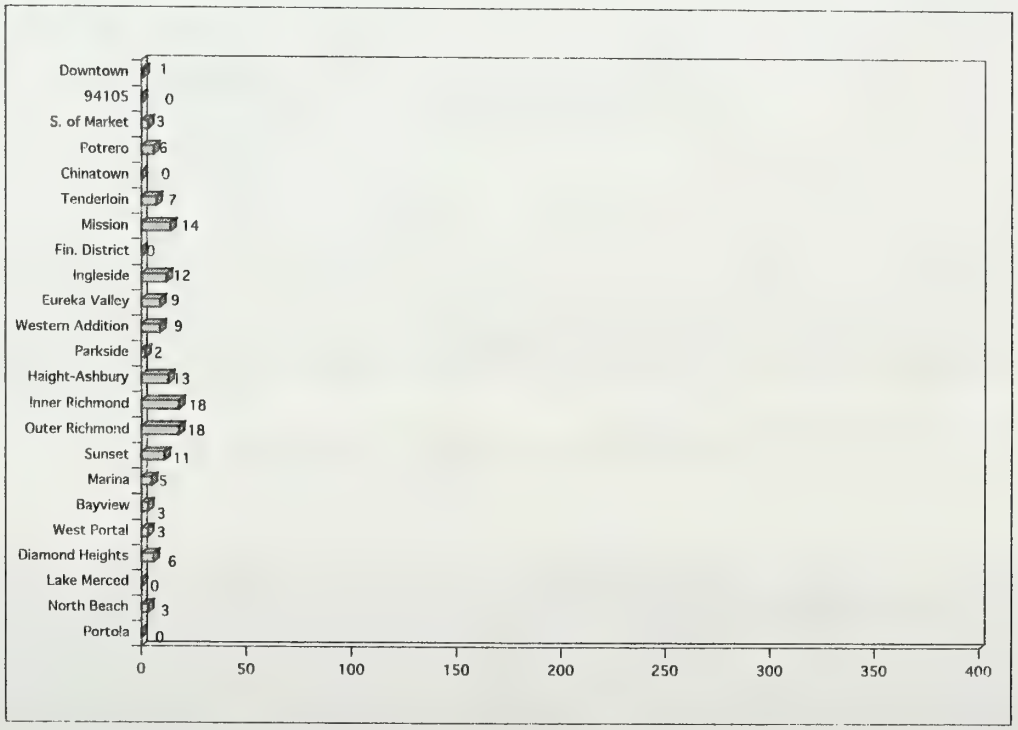
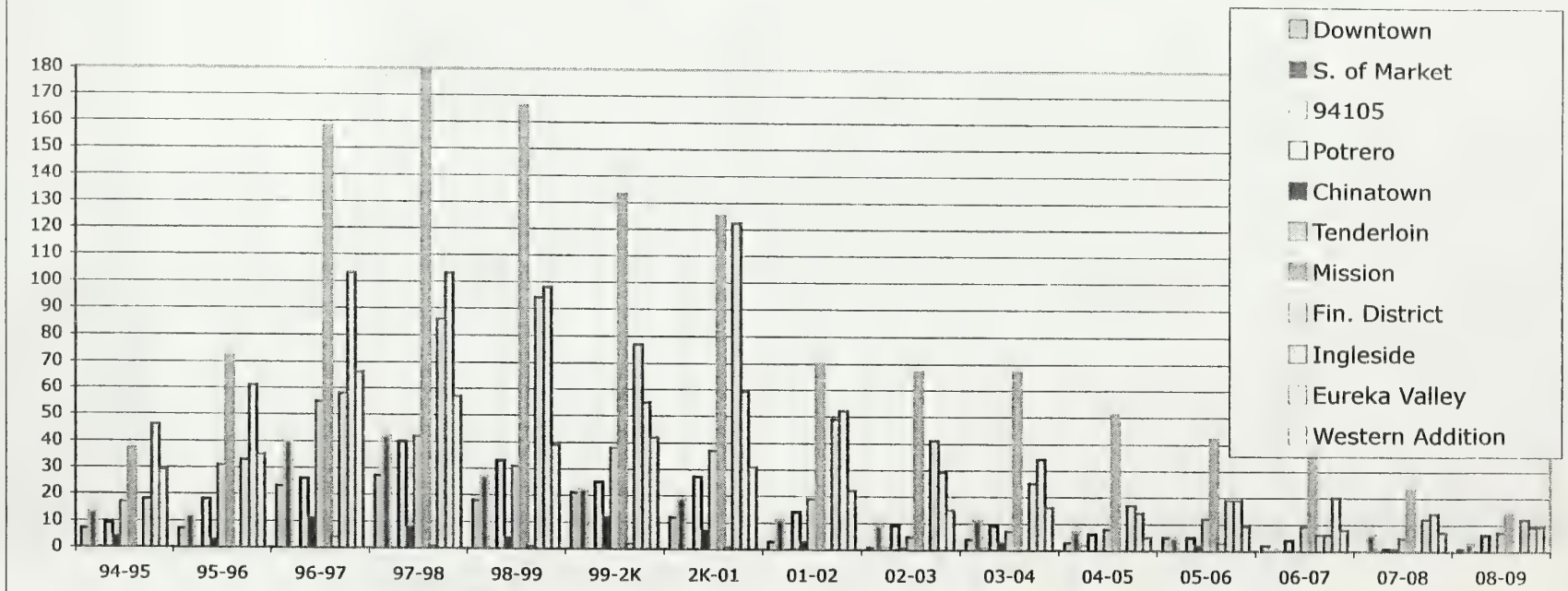


Table 8C

OMI Eviction Notices • Yearly Trend by Zip Code

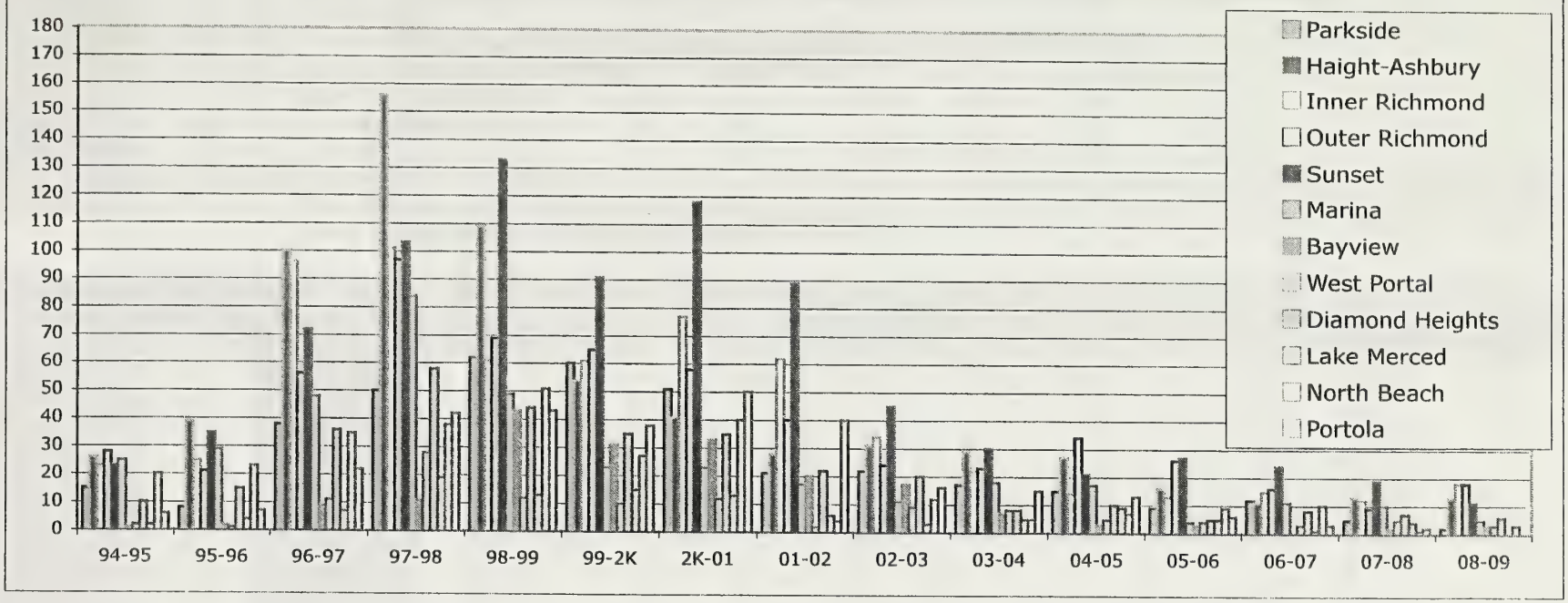
Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	Totals
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	5	2	0	1	134
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	5	1	6	3	225
94105	(05)	0	0	0	0	0	0	0	0	1	1	2	0	0	1	0	5
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	5	4	1	6	226
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	2	0	1	0	59
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	12	9	5	7	316
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	42	40	23	14	1268
Fin. District	(11)			4	1	1	2	1	0	0	0	0	3	6	0	0	18
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	19	6	12	12	657
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	19	20	14	9	707
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	9	8	7	9	381
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	9	12	5	2	385
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	16	11	13	13	680
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	13	15	12	18	616
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	26	16	9	18	566
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	27	24	19	11	830
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	4	11	10	5	369
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	3	0	2	3	182
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	4	3	5	3	112
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	5	8	7	6	313
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	5	1	4	0	106
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	9	10	1	3	282
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	6	3	2	0	303
TOTALS		361	481	1074	1410	1200	937	991	594	422	364	288	248	210	159	143	8740

Table 8D-part 1
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2008/09



* Original Table in Color is on Rent Board website.

Table 8D-part 2
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2006/07



* Original Table in Color is on Rent Board website.

Table 9
Report of Alleged Wrongful Eviction by Zip Code • 2008-2009

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	5	4	5	3	2	1	3	1	1	4	3	1	33
S. of Market	(03)	4		4	1	1	3	3		2	1	3	3	25
94104	(04)													0
94105	(05)	1												1
Potrero	(07)	1	1	1			1					3	1	8
Chinatown	(08)		3	1	1			1	1					7
Tenderloin	(09)	7	4	5	4	1	1	1	1	5		1	1	31
Mission	(10)	6	2	3	4	10	4	5	3	4	3	5	2	51
Fin. District	(11)				1									1
Ingleside	(12)	7	7	5	9	4	7	5	5	2	5	3	7	66
Eureka Valley	(14)	2		4	4	1	1	2	2	2		1	1	20
Western Addition	(15)		1		2		1	2	3	2	6	1		18
Parkside	(16)	7	1		1	4	1	2	2		2		2	22
Haight-Ashbury	(17)		4	2	3	5	5	3	3	3	6	2	5	41
Inner Richmond	(18)	1	1	1	6	2	2	1	4	1			1	20
Outer Richmond	(21)	2	1		1	3	2	1	1	2		1		14
Sunset	(22)	1	1	4	5	1	1	6	3	2	2	2	1	29
Marina	(23)	2	1	1	1			1		2	1		1	10
Bayview	(24)	4	2	1	3	2	1	1	2	3	1		3	23
West Portal	(27)	1				2			2	1			2	8
Diamond Heights	(31)		1				1	4	2	1		3	2	14
Lake Merced	(32)		2	1				2		1	5	1	2	14
North Beach	(33)		2	1	2		1			3			1	10
Portola	(34)	2		2	2		1	1	2	1	7	1	3	22
TOTALS		53	38	41	53	38	34	44	37	38	43	30	39	488

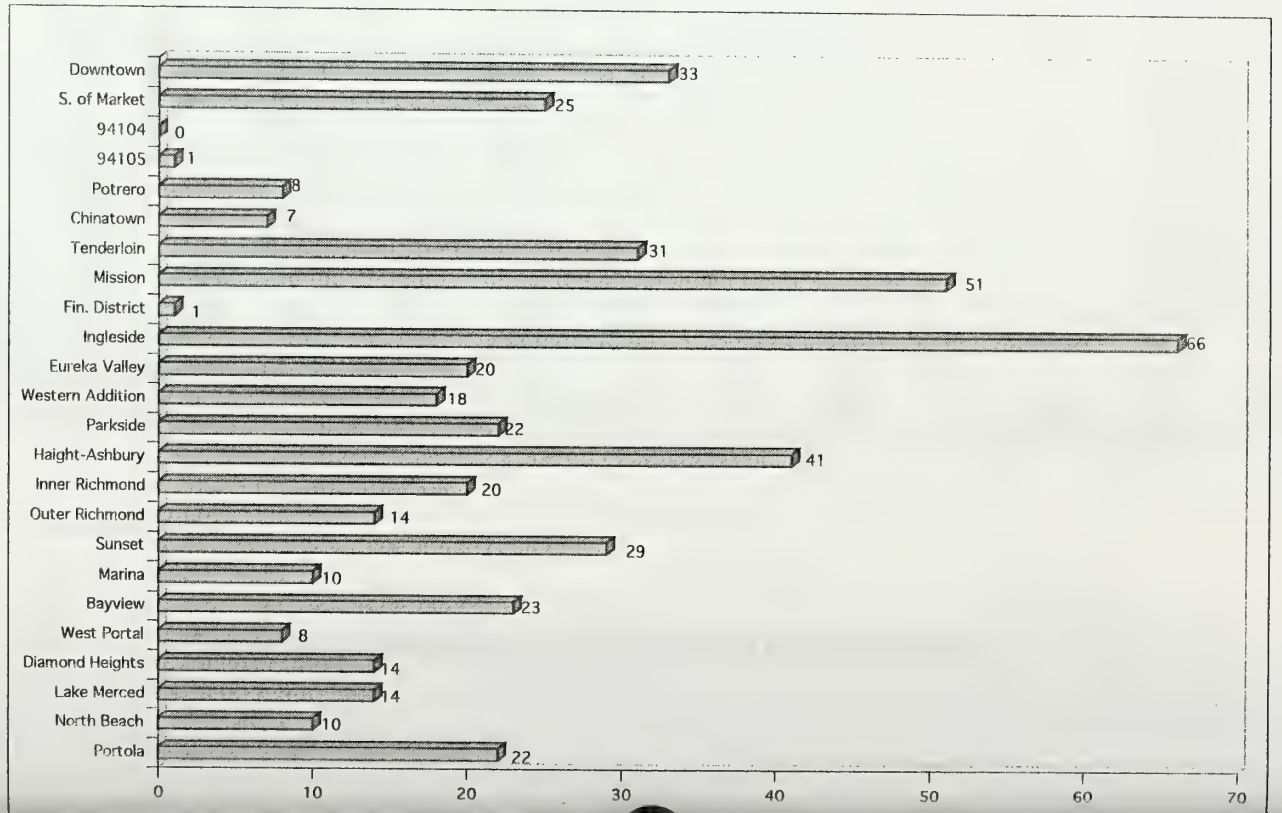
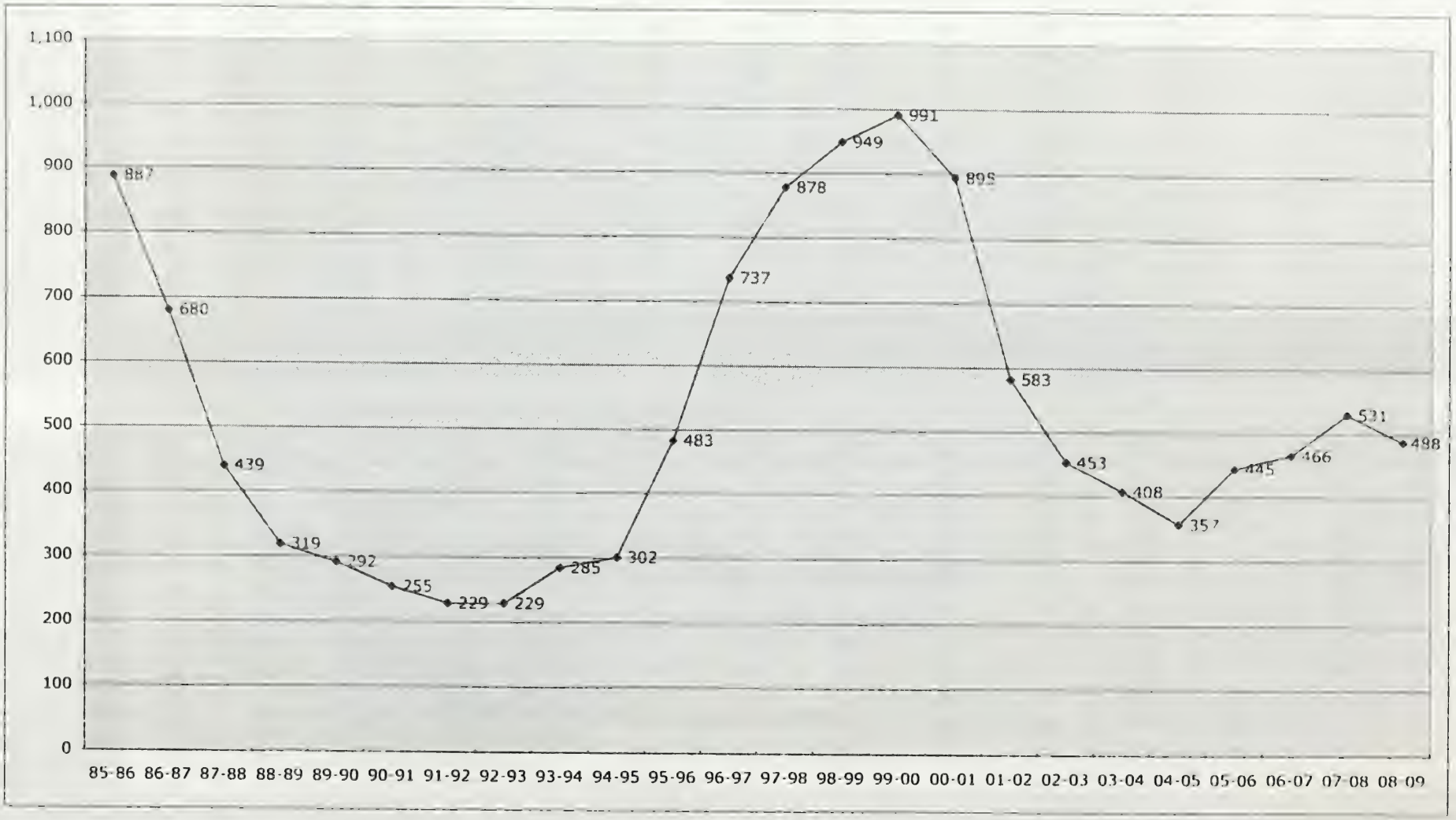


Table 9A
Report of Alleged Wrongful Eviction • Yearly Trend

MONTH	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
July	95	81	61	17	29	26	24	19	29	20	41	73	62	59
Aug.	95	68	45	30	37	24	13	14	31	34	35	49	72	81
Sept.	71	73	36	25	26	10	20	19	24	26	34	57	71	110
Oct.	91	75	41	26	15	18	18	21	14	19	24	66	73	79
Nov.	58	50	34	18	12	13	17	23	12	28	25	53	76	86
Dec.	70	38	43	35	20	21	14	22	19	25	31	47	66	60
Jan.	70	54	37	22	24	23	18	13	38	12	34	57	92	76
Feb.	58	56	28	22	26	27	23	16	25	28	41	53	73	62
March	88	51	29	30	28	21	23	18	29	20	36	53	63	91
April	76	40	26	19	24	24	16	18	31	28	58	85	76	69
May	49	52	18	51	27	25	29	18	15	33	69	66	73	93
June	66	42	41	24	24	23	14	28	18	29	55	78	81	83
TOTALS	887	680	439	319	292	255	229	229	285	302	483	737	878	949

MONTH	Year 99-00	Year 00-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
July	86	75	66	44	41	32	31	28	41	53				
Aug.	78	122	65	51	35	30	42	53	53	38				
Sept.	67	90	51	60	35	17	45	51	50	41				
Oct.	89	72	51	29	26	32	42	28	47	53				
Nov.	86	58	43	32	27	29	35	46	48	38				
Dec.	83	58	42	28	22	14	37	28	37	34				
Jan.	78	64	48	39	39	25	31	29	26	44				
Feb.	91	75	38	36	45	15	30	48	44	37				
March	77	72	45	34	36	33	36	36	55	38				
April	87	88	43	36	36	33	39	43	55	43				
May	88	60	45	37	37	39	29	35	41	30				
June	81	61	46	27	29	58	48	41	34	39				
TOTALS	991	895	583	453	408	357	445	466	531	488	0	0	0	0

Table 9B
Report of Alleged Wrongful Eviction • Yearly Trend



Report of Alleged Wrongful Eviction • Yearly Trend by Zip Code

Neighborhood	Zip	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
Downtown	(02)	36	38	35	11	18	14	12	15	28	16	31	35	53	45
S. of Market	(03)	44	27	20	10	31	19	9	18	24	13	33	35	41	43
94104	(04)	0	1	0	0	0	0	0	1	0	0	2	0	0	0
94105	(05)	0	1	0	0	1	0	0	0	4	1	0	1	0	1
Potrero	(07)	20	18	10	10	10	5	5	4	4	5	10	8	11	18
Chinatown	(08)	17	15	6	12	3	1	4	2	6	6	9	11	8	7
Tenderloin	(09)	92	86	44	36	20	21	27	24	20	21	33	69	56	64
Mission	(10)	135	99	65	53	39	42	40	39	42	53	77	121	152	175
Fin. District	(11)	1	0	2	1	1	1	1	1	2	1	0	2	1	3
Ingleside	(12)	36	22	19	12	13	12	13	14	16	27	46	51	75	87
Eureka Valley	(14)	68	39	35	21	24	17	14	10	26	29	26	58	45	59
Western Addition	(15)	58	38	23	20	15	10	12	18	9	10	27	36	40	34
Parkside	(16)	16	11	11	5	4	5	5	5	7	13	11	7	30	28
Haight-Ashbury	(17)	91	59	37	49	32	30	16	14	32	24	34	60	79	76
Inner Richmond	(18)	47	26	26	15	18	17	8	10	13	13	22	37	40	44
Outer Richmond	(21)	41	35	18	10	10	14	14	10	4	8	25	26	44	46
Sunset	(22)	47	41	23	11	15	16	15	15	11	10	24	50	47	59
Marina	(23)	31	33	14	11	18	8	7	7	4	11	16	16	29	26
Bayview	(24)	13	20	6	1	0	2	1	3	6	12	7	22	17	32
West Portal	(27)	2	2	0	2	0	0	1	1	1	3	3	5	11	10
Diamond Heights	(31)	28	18	14	12	3	9	4	7	10	6	13	35	38	18
Lake Merced	(32)	13	9	6	1	3	3	4	5	1	4	9	12	9	18
North Beach	(33)	34	31	15	7	6	9	10	3	6	11	12	21	23	26
Portola	(34)	17	10	10	8	4	4	7	3	9	5	13	19	29	30
TOTALS		887	679	439	318	288	259	229	229	285	302	483	737	878	949

Neighborhood	Zip	Year 99-2K	Year 2K-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
Downtown	(02)	46	44	25	29	23	23	27	24	29	33				
S. of Market	(03)	48	44	21	31	25	22	28	21	19	25				
94104	(04)	0	0	0	0	0	0	0	0	8	0				
94105	(05)	2	0	0	0	1	0	0	0	0	1				
Potrero	(07)	20	19	8	6	5	7	2	8	11	8				
Chinatown	(08)	15	12	6	11	12	6	10	8	8	7				
Tenderloin	(09)	85	55	47	27	33	31	46	32	45	31				
Mission	(10)	171	144	78	48	58	52	69	47	61	51				
Fin. District	(11)	2	2	0	2	1	1	1	2	6	1				
Ingleside	(12)	91	85	60	45	45	27	29	59	49	66				
Eureka Valley	(14)	49	43	27	16	18	13	17	30	24	20				
Western Addition	(15)	41	29	20	19	14	12	15	12	19	18				
Parkside	(16)	28	24	21	24	12	20	14	14	24	22				
Haight-Ashbury	(17)	66	74	52	26	23	25	40	35	35	41				
Inner Richmond	(18)	51	43	32	30	17	13	13	25	24	20				
Outer Richmond	(21)	54	46	32	19	12	18	29	27	27	14				
Sunset	(22)	65	65	54	34	22	21	26	26	43	29				
Marina	(23)	14	18	11	14	11	9	6	8	13	10				
Bayview	(24)	37	39	19	19	15	13	24	22	23	23				
West Portal	(27)	5	6	2	7	6	2	5	2	5	8				
Diamond Heights	(31)	17	17	21	7	11	9	9	14	10	14				
Lake Merced	(32)	16	14	6	9	6	12	13	11	19	14				
North Beach	(33)	27	28	12	16	14	10	12	29	15	10				
Portola	(34)	40	44	29	13	24	11	10	10	14	22				
TOTALS		990	895	583	452	408	357	445	466	531	488	0	0	0	0

Table 10
Tenant Appeals by Zip Code • 2008-2009

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Appeals
Downtown	(02)	1		1						1		2		5
S. of Market	(03)							1						1
S. of Market	(06)													0
Potrero	(07)													0
Chinatown	(08)		3					1				1	4	9
Tenderloin	(09)	2		1				3	1	5	1	16	4	33
Mission	(10)	1		1	2	1			1	1				7
Fin. District	(11)	1		2								1		4
Ingleside	(12)													0
Eureka Valley	(14)				1		1		2	1				5
Western Addition	(15)							1		3				4
Parkside	(16)													0
Haight-Ashbury	(17)								2					2
Inner Richmond	(18)								2		1			3
Outer Richmond	(21)													0
Sunset	(22)										1		1	2
Marina	(23)	1							1			1		3
Bayview	(24)	1												1
West Portal	(27)													0
Diamond Heights	(31)	1	1											2
Lake Merced	(32)	1						62	3		1			67
North Beach	(33)			1		1	1		1					4
Portola	(34)					1								1
TOTALS		9	4	6	3	3	2	68	13	11	4	21	9	153

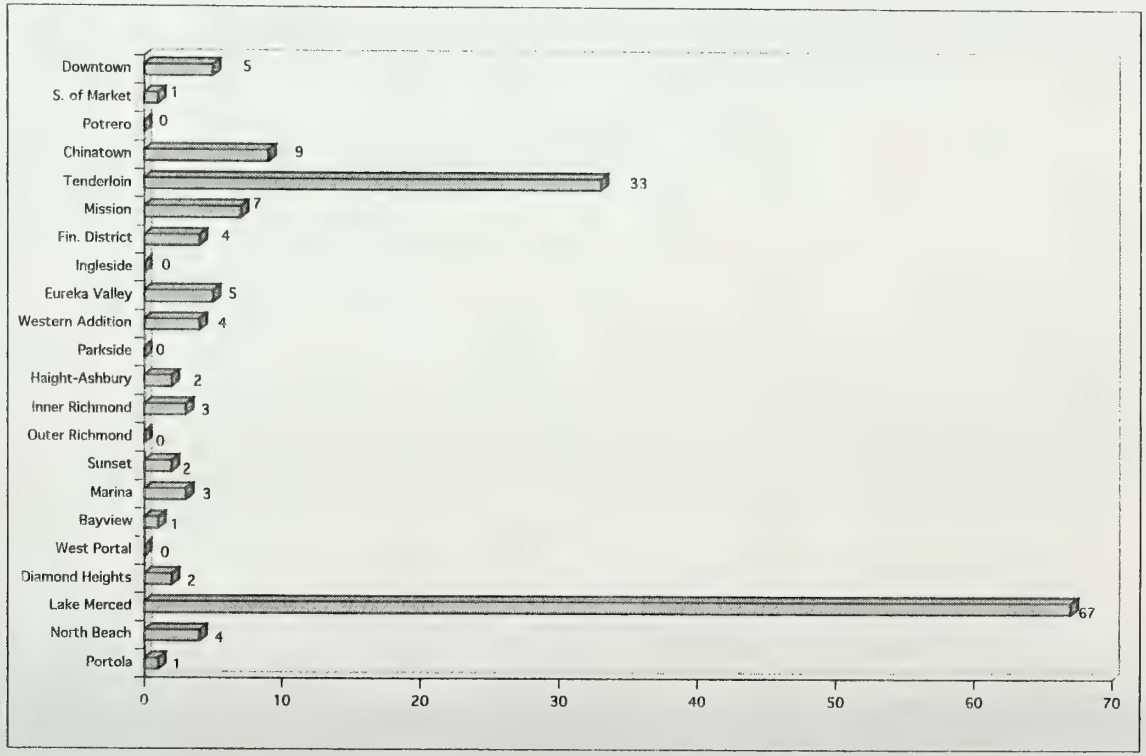


Table 10A
Tenant Appeals • Yearly Trend

MONTH	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97	FY 97-98	FY 98-99	FY 99-2K
July	9	10	12	14	0	9	9	2	23	2	3	10	5	8
Aug.	35	19	10	25	8	10	8	6	6	10	40	8	3	16
Sept.	38	7	13	24	9	3	5	10	10	5	5	17	7	14
Oct.	13	6	5	5	4	50	34	5	10	3	6	2	9	12
Nov.	10	6	17	2	5	9	8	5	8	4	6	2	5	26
Dec.	6	34	56	3	18	3	11	8	23	10	6	8	12	13
Jan.	14	20	4	24	5	5	3	1	1	0	18	4	2	4
Feb.	13	6	9	12	19	16	0	7	1	13	21	2	7	5
March	22	10	80	17	4	8	5	35	7	14	6	23	12	8
April	4	6	6	11	9	22	13	16	270	1	8	7	16	23
May	5	2	4	15	5	6	6	15	46	3	2	5	11	5
June	5	10	6	5	16	13	8	12	6	35	3	163	8	13
TOTALS	174	136	222	157	102	154	110	122	411	100	124	251	97	147

MONTH	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July	7	4	51	26	6	10	2	9	9					
Aug.	13	6	7	29	12	4	10	4	4					
Sept.	11	8	22	8	4	2	7	5	6					
Oct.	14	13	70	10	23	4	5	1	3					
Nov.	17	9	11	6	4	10	6	11	3					
Dec.	24	0	97	4	0	6	9	8	2					
Jan.	5	63	6	5	5	4	11	4	68					
Feb.	15	7	4	10	78	6	14	5	13					
March	3	9	7	4	13	7	21	5	11					
April	51	13	16	10	6	15	38	14	4					
May	5	6	16	7	20	7	48	5	21					
June	4	11	7	7	8	5	4	7	9					
TOTALS	169	149	314	126	179	80	175	78	153	0	0	0	0	0

Table 10B
Tenant Appeals • Yearly Trend

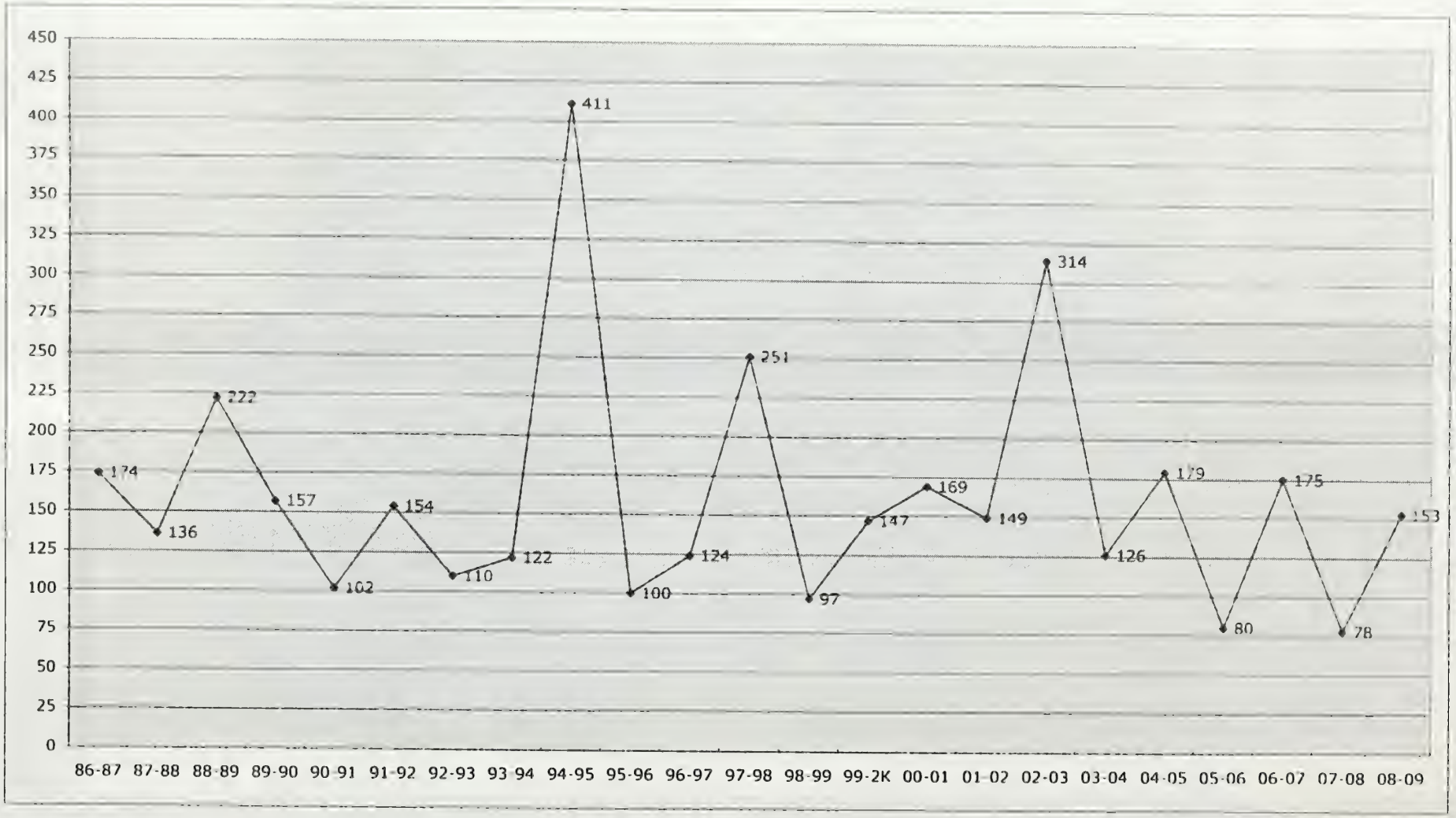


Table 11
Landlord Appeals by Zip Code • 2008-2009

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)							1	2											1	1					2	3
S. of Market	(03)																									0	0
94104	(04)																									0	0
Potrero	(07)					1	1																			1	1
Chinatown	(08)			2	2			1	1			1	1					1	35			1	1	1	1	7	41
Tenderloin	(09)									1	1							1	1							2	2
Mission	(10)			2	10	2	3									1	2	2	4			2	2			9	21
Fin. District	(11)							1	1																	1	1
Ingleside	(12)																					1	1	1	1	2	2
Eureka Valley	(14)	1	1									1	1	1	1			3	22	1	4					7	29
Western Addition	(15)									1	1															1	1
Parkside	(16)															1	1	1	1	1	1					3	3
Haight-Ashbury	(17)									1	1					1	1	1	1							3	3
Inner Richmond	(18)									1	1											2	2	3	3	6	6
Outer Richmond	(21)	1	1							1	1					1	1	2	3					1	2	6	8
Sunset	(22)			2	2			1	1	1	1					2	2					1	1			7	7
Marina	(23)	1	1															1	1							2	2
Bayview	(24)											3	6			1	1									4	7
West Portal	(27)																									0	0
Diamond Heights	(31)					1	1					1	1							1	1					3	3
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)							1	1																	1	1
TOTALS		3	3	6	14	4	5	5	6	6	6	6	9	1	1	7	8	12	68	4	7	7	7	6	7	67	141

Table 11A
Landlord Appeals • Yearly Trend

MONTH	FY 88-89		FY 89-90		FY 90-91		FY 92-93		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-2000	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	11	11	7	46	9	9	9	30	9	30	6	7	13	28	3	5	5	5	12	14	5	5	8	11
Aug.	16	23	11	20	5	13	6	9	6	9	6	48	9	30	3	4	9	47	6	12	7	7	9	14
Sept.	7	11	6	6	12	24	3	3	3	3	11	15	11	12	6	14	9	10	0	0	6	6	10	14
Oct.	8	13	8	19	9	9	11	12	11	12	7	12	5	6	11	26	1	15	5	11	5	12	6	9
Nov.	15	29	1	1	6	8	9	11	9	11	6	6	5	5	5	5	4	5	0	0	5	5	13	21
Dec.	16	25	7	12	6	6	3	3	3	3	9	16	3	4	4	5	10	35	10	19	2	3	10	22
Jan.	15	52	6	39	9	13	3	3	3	3	5	7	3	3	1	1	3	5	5	31	7	20	2	2
Feb.	7	11	10	26	7	12	4	22	4	22	7	11	2	28	9	15	8	19	2	2	10	10	6	10
March	13	55	4	8	8	14	3	4	3	4	1	32	4	5	8	21	2	12	2	2	7	11	10	13
April	8	10	12	13	13	14	5	5	5	5	7	99	5	8	4	4	6	16	5	47	9	28	4	5
May	10	12	21	31	5	5	5	9	5	9	13	56	6	12	4	4	5	6	6	6	6	19	4	4
June	7	11	13	16	9	37	10	10	10	10	4	4	2	6	3	5	9	16	4	4	5	7	7	19
TOTALS	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109	71	191	57	148	74	133	89	144

MONTH	FY 00-01		FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	6	2	2	5	20	4	4	3	3	3	4	2	2	5	155	3	3						
Aug.	10	23	8	8	8	9	5	6	5	25	4	5	4	37	4	4	6	14						
Sept.	6	22	7	10	8	13	3	8	1	1	4	4	7	9	4	4	4	5						
Oct.	10	25	4	10	7	111	9	9	6	6	3	3	6	236	3	5	5	6						
Nov.	9	59	5	11	5	5	8	8	4	4	1	1	2	3	6	6	6	6						
Dec.	2	2	0	0	6	9	7	7	0	0	6	6	2	23	5	6	6	9						
Jan.	1	1	7	14	6	25	2	6	4	4	4	4	4	4	1	12	1	1						
Feb.	6	11	4	9	1	1	3	3	10	164	1	1	5	44	7	21	7	8						
March	7	7	5	6	3	6	4	4	5	5	5	7	4	4	2	6	12	68						
April	3	60	2	2	10	21	6	6	3	3	4	6	0	0	7	9	4	7						
May	7	12	7	7	7	11	4	15	4	5	4	4	5	5	10	10	7	7						
June	4	4	3	3	3	3	20	31	27	564	6	36	3	8	1	3	6	7						
TOTALS	68	232	54	82	69	234	75	107	72	784	45	81	44	375	55	241	67	141	0	0	0	0	0	0

Table 11B
Landlord Appeals • Yearly Trend

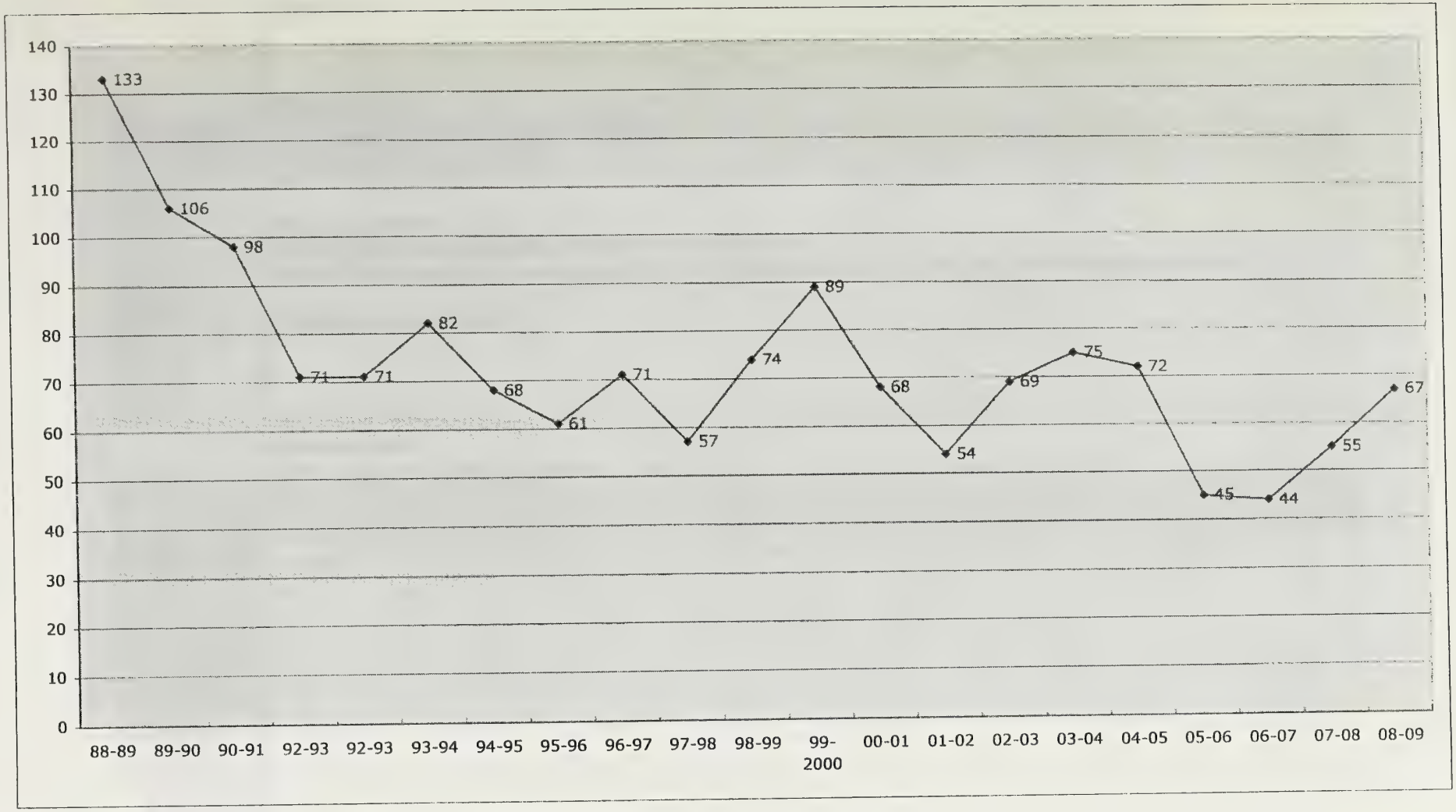


Table 12

Ellis Petitions by Zip Code • 2008-2009

Neighborhood	ZipCode	July		Aug.		Sept.		Oct.		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)	1	5																							1	5
94104	(04)																									0	0
Potrero	(07)									1	6															1	6
Chinatown	(08)																									0	0
Tenderloin	(09)																									0	0
Mission	(10)	1	1					1	3	1	4															3	8
Fin. District	(11)																									0	0
Ingleside	(12)											2	24			2	9									4	33
Eureka Valley	(14)			1	12	1	2	1	2							1	2									4	18
Western Addition	(15)			1	6																					1	6
Parkside	(16)																									0	0
Haight-Ashbury	(17)					1	2	1	2			1	4			3	16									6	24
Inner Richmond	(18)					1	8	1	1																	2	9
Outer Richmond	(21)	2	14							2	5													1	4	5	23
Sunset	(22)	1	1	1	2	1	1																	1	1	4	5
Marina	(23)																									0	0
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)																							1	4	1	4
Lake Merced	(32)																									0	0
North Beach	(33)	1	6			1	6	1	6					1	6											4	24
Portola	(34)																									0	0
TOTALS		6	27	3	20	5	19	5	14	4	15	3	28	1	6	6	27	0	0	0	0	0	0	3	9	36	165

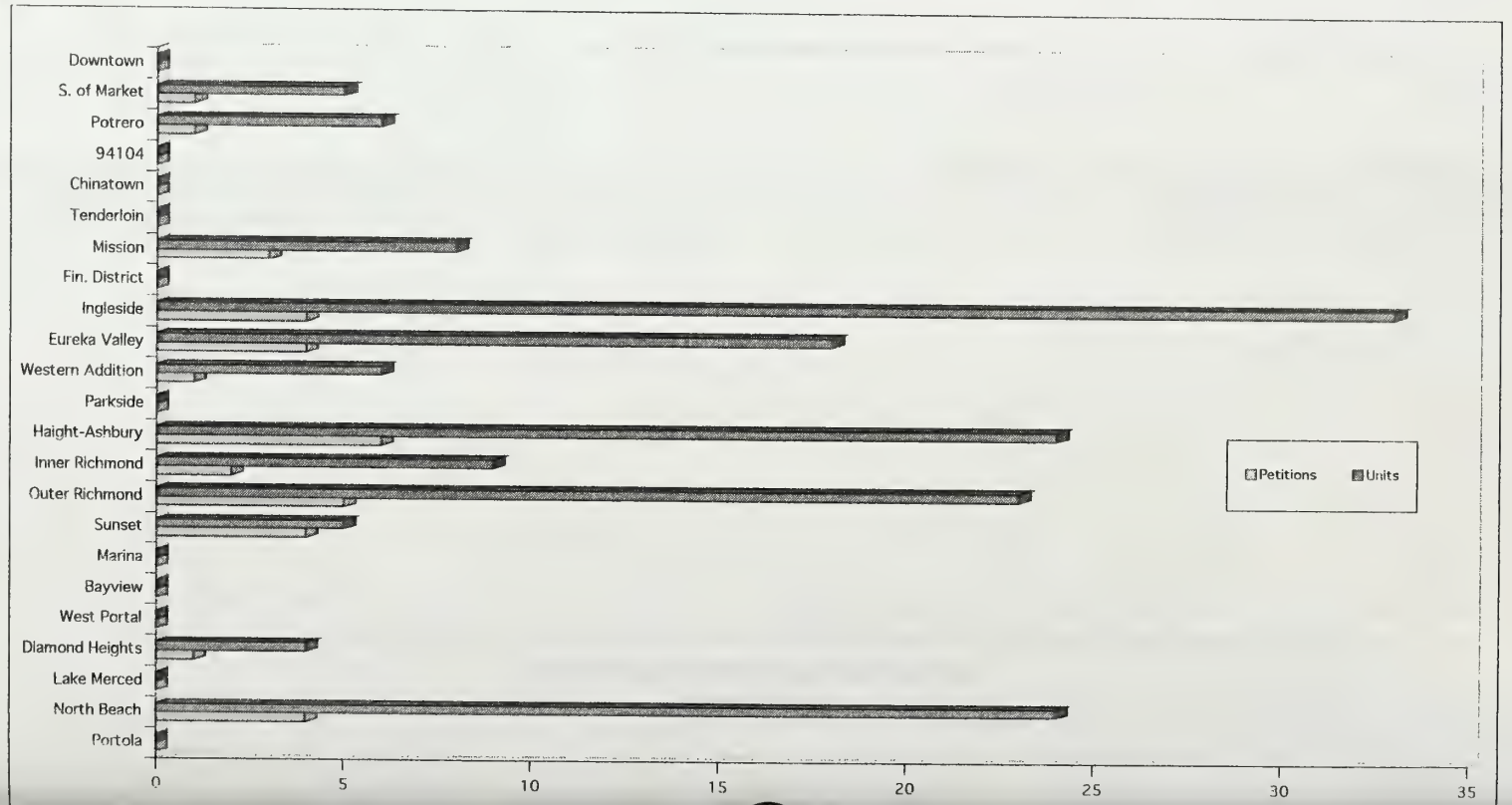


Table 12A
Ellis Petitions • Yearly Trend

MONTH	Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Total 95-96		Total 96-97		Total 97-98		Total 98-99	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	1	1			1	2					1	1							1	2			1	6	6	14
Aug.											1	9											2	3	5	12
Sept.			1	1	1	1			1	1					1	3					2	2			7	15
Oct.					1	4									1	4	1	1	1	1	1	2	1	4	19	41
Nov.	2	2	1	4													1	74					1	12	6	13
Dec.	1	1															1	1			1	2	1	2	11	26
Jan.							1	1															2	4	14	36
Feb.			1	1													2	5							14	47
March																			2	2			4	21	6	22
April									1	22									1	1	1	3			10	22
May					1	84											1	4	1	1	1	1	4	6	8	12
June	1	1			1	2			1	2			1	1	1	13			1	20			2	3	10	31
TOTALS	5	5	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27	6	10	18	61	116	291

MONTH	Total 99-2000		Total 00-01		Total 01-02		Total 02-03		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11		Total 11-12	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	12	46	9	26	2	8	5	13	2	4	16	48	14	57	7	28	7	15	6	27						
Aug.	15	33	16	38	4	14	11	40	5	10	12	41	8	30	6	33	8	43	3	20						
Sept.	20	42	9	24	7	24	7	28	7	21	13	43	6	17	9	37	9	38	5	19						
Oct.	39	377	3	9	9	21	4	16	7	18	10	25	7	31	9	22	6	36	5	14						
Nov.	15	42	13	24	6	18	5	14	14	46	10	31	5	11	11	40	5	22	4	15						
Dec.	48	139	4	8	2	4	5	15	8	43	4	12	5	20	9	40	13	53	3	28						
Jan.	0	6	11	37	1	3	10	42	14	38	10	42	9	58	5	14	6	28	1	6						
Feb.	8	18	8	15	4	13	3	8	11	37	11	31	4	12	3	7	7	28	6	27						
March	10	33	12	36	10	23	5	12	11	39	4	9	13	103	4	12	10	37	0	0						
April	8	31	15	37	6	11	8	25	9	30	2	5	12	42	8	28	6	31	0	0						
May	16	50	4	11	5	28	4	12	8	37	21	109	7	38	11	48	11	55	0	0						
June	17	70	6	16	6	21	3	8	11	29	18	84	10	35	7	21	4	7	3	9						
TOTALS	208	879	110	281	62	188	70	233	107	352	131	480	100	454	89	330	92	393	36	165	0	0	0	0	0	0

Table 12B
Ellis Petitions • Yearly Trend

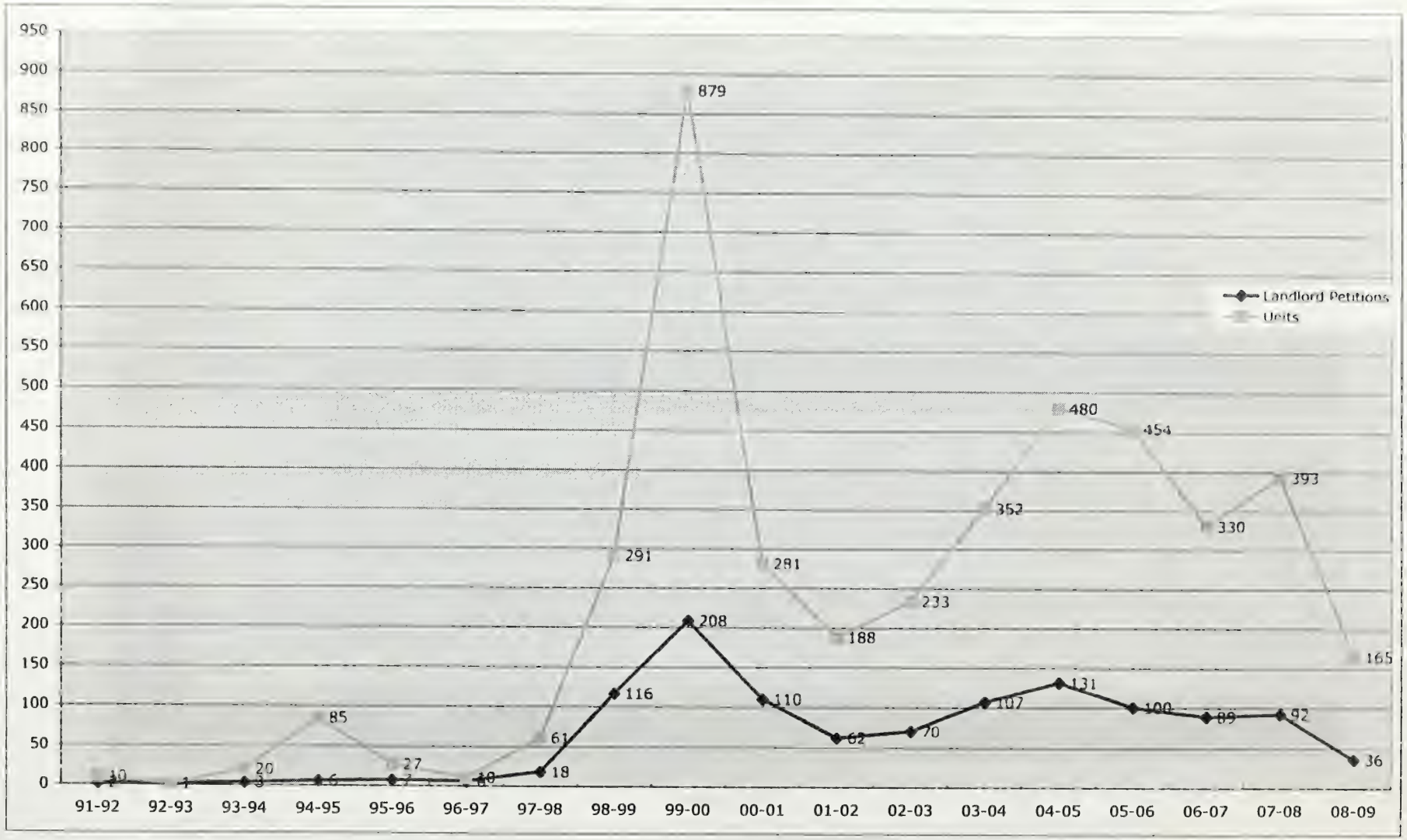


Table 13
Costa Hawkins Petition • Yearly Trend

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July			2	2	1	1	4	4	0	0	6	6	2	2										
Aug.	3	3	3	3	3	3	3	3	3	3	6	6	7	7										
Sept.			1	1	2	2	4	4	3	3	5	5	1	1										
Oct.			2	2	0	0	10	10	4	4	2	2	5	5										
Nov.	1	1	1	1	3	3	2	2	5	5	6	6	3	3										
Dec.	1	1	0	0	4	4	2	2	1	1	2	2	2	2										
Jan.	1	1	3	3	2	2	2	2	2	2	2	2	3	3										
Feb.			0	0	1	1	2	2	1	1	3	3	0	0										
March			4	4	1	1	6	6	1	1	3	3	2	2										
April			2	2	4	4	2	2	3	3	3	3	4	4										
May	1	1	0	0	3	3	2	2	7	7	2	2	1	1										
June	1	1	1	1	1	1	4	4	1	1	2	2	5	5										
TOTALS	8	8	19	19	25	25	43	43	31	31	42	42	35	35	0	0	0	0	0	0	0	0	0	0

*Costa-Hawkins Determinations first accepted February 2002

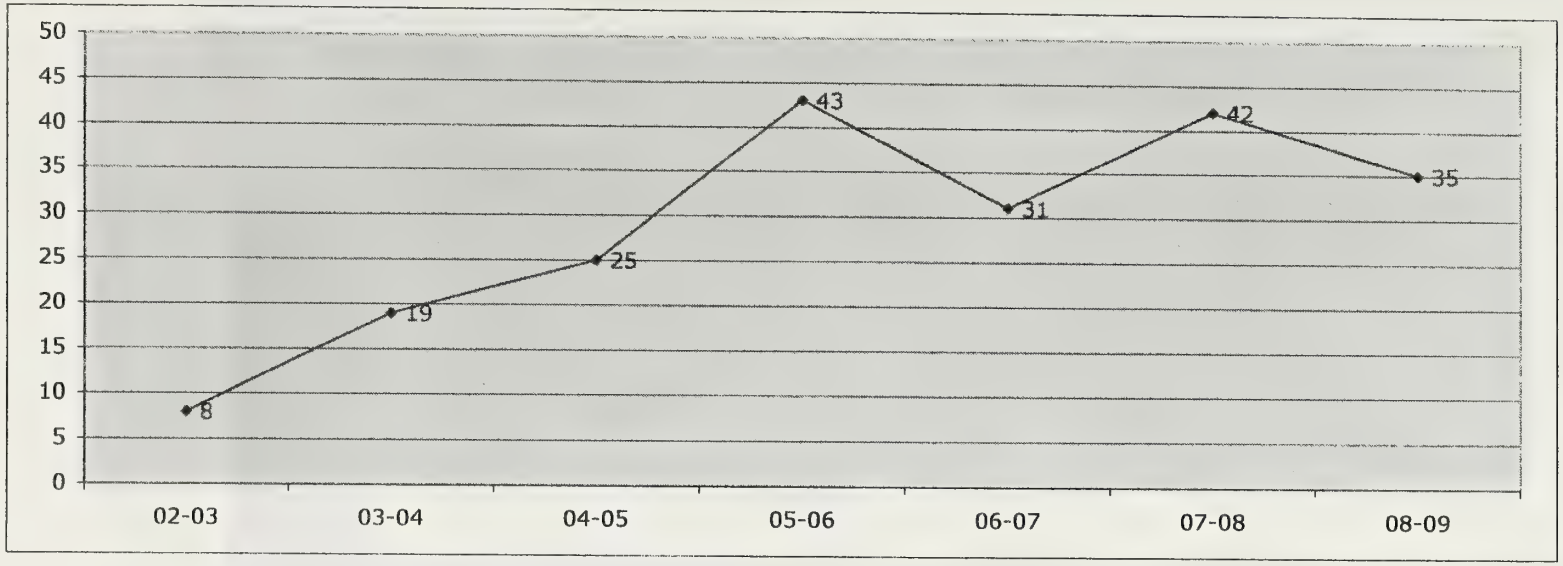


Table 14
Tenant ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		8	4	2	0	2					
Aug.		2	3	2	3	0					
Sept.		1	1	2	4	1					
Oct.	4	1	4	2	1	1					
Nov.	6	2	3	1	3	0					
Dec.	4	4	3	1	4	2					
Jan.	5	1	3	0	2	3					
Feb.	8	1	1	0	2	2					
March	11	5	5	4	4	1					
April	7	2	0	0	4	5					
May	4	1	3	3	1	4					
June	3	3	4	1	3	3					
TOTALS	52	31	34	18	31	24	0	0	0	0	0

*Alternative Dispute Resolution program began October 2003

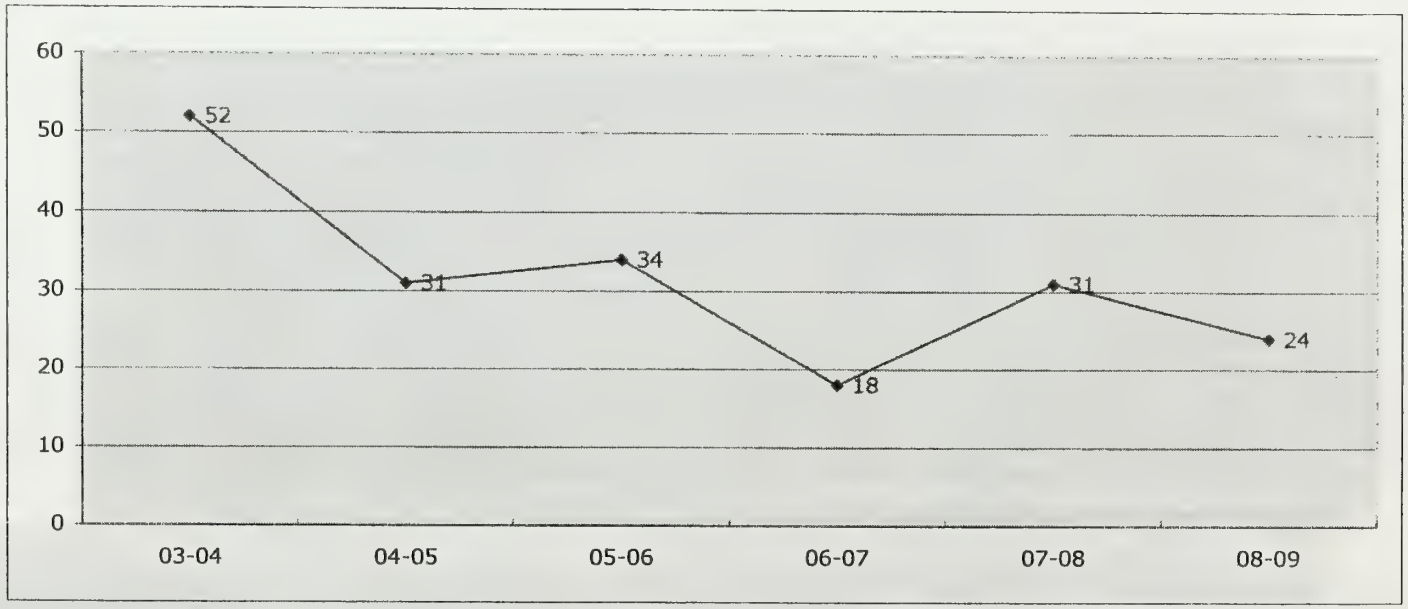


Table 15
Landlord ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		2	1	2	2	1					
Aug.		0	2	2	2	0					
Sept.		1	0	0	3	0					
Oct.	1	2	2	1	1	2					
Nov.	1	0	1	1	2	0					
Dec.	3	3	1	0	0	2					
Jan.	1	0	1	3	1	3					
Feb.	4	0	0	1	0	4					
March	2	3	6	0	1	6					
April	2	2	2	1	4	2					
May	2	4	1	3	1	0					
June	4	4	1	2	2	2					
TOTALS	20	21	18	16	19	22	0	0	0	0	0

*Alternative Dispute Resolution program began October 2003

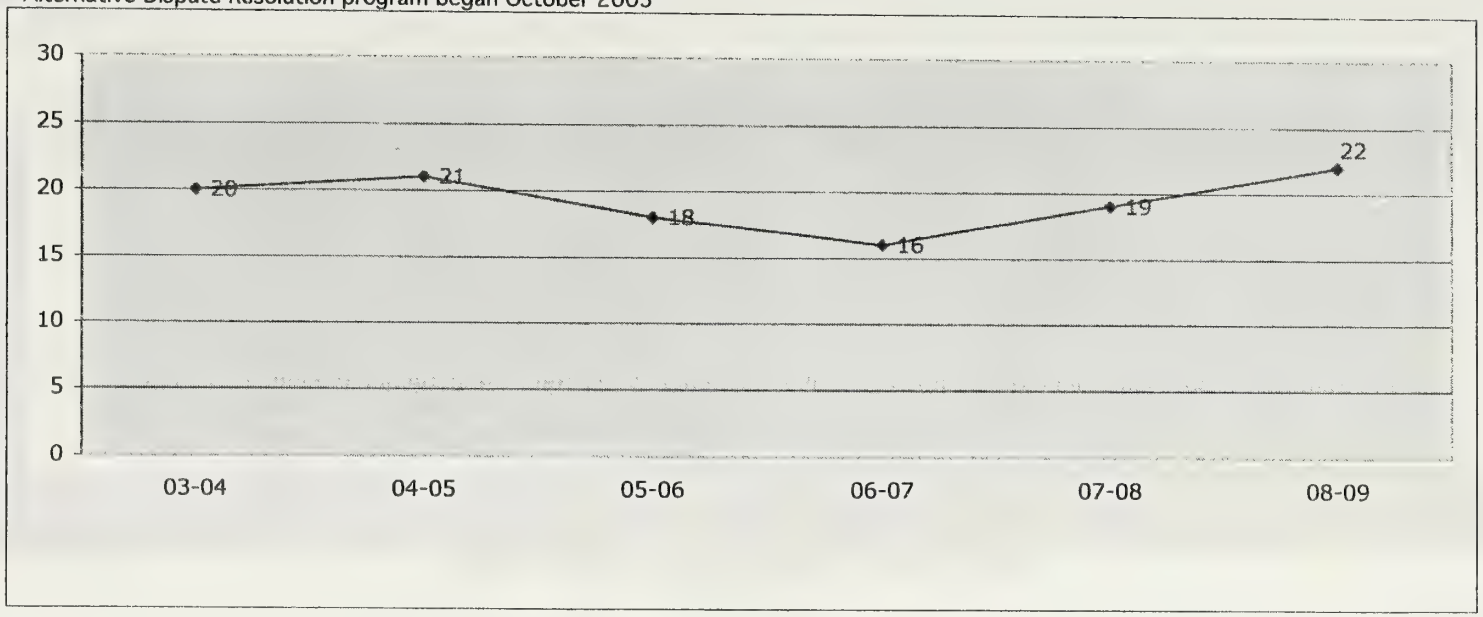
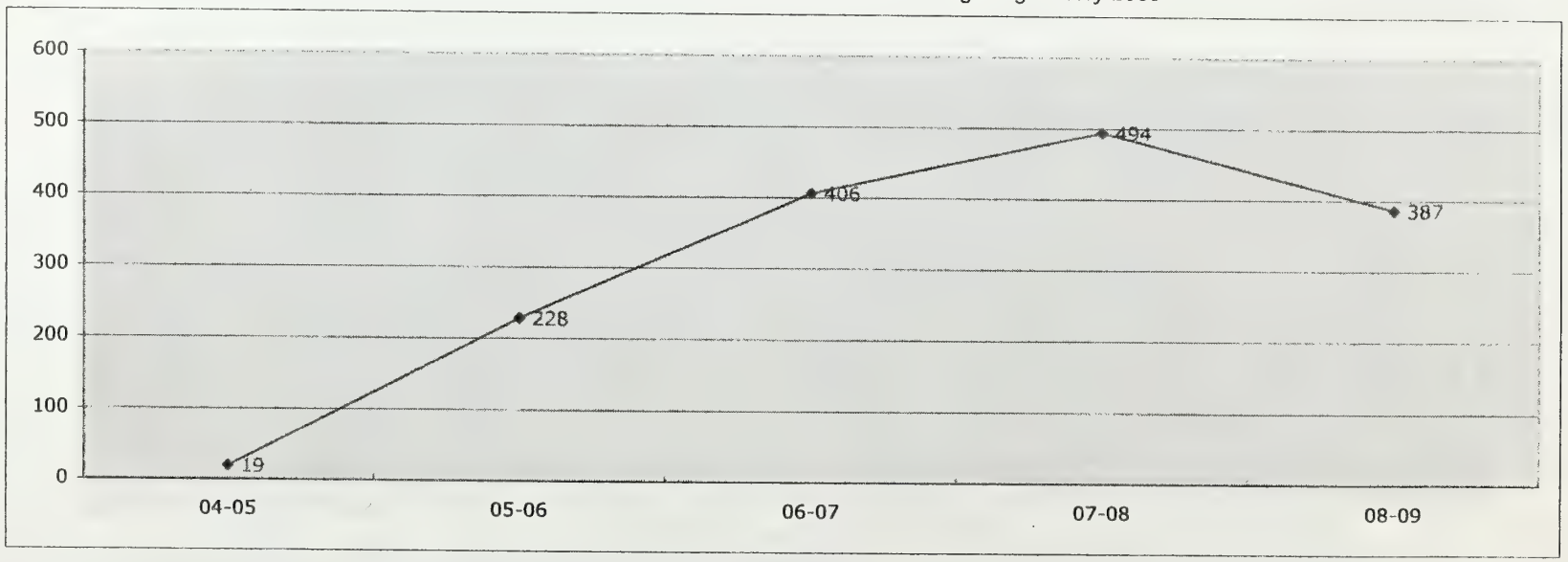


Table 16
Landlord Utility Passthrough • Yearly Trend

MONTH	FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		FY 14-15	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	243	10	45	10	51	34	291												
Aug.	0	0	11	229	11	66	40	284	72	466												
Sept.	0	0	10	338	7	99	45	341	53	204												
Oct.	0	0	8	84	65	924	20	116	9	42												
Nov.	0	0	23	241	42	445	37	292	22	213												
Dec.	0	0	35	934	107	1,352	140	1,807	124	1,038												
Jan.	2	30	6	35	14	108	10	66	7	20												
Feb.	2	23	29	282	33	313	23	227	19	93												
March	1	3	9	174	42	666	64	1,027	18	1,158												
April	4	30	14	506	19	152	33	241	10	24												
May	4	76	16	197	36	312	14	69	10	35												
June	6	316	65	1,483	20	221	58	1,144	9	29												
TOTALS	19	478	228	4,746	406	4,703	494	5,665	387	3,613	0	0	0	0	0	0	0	0	0	0	0	0

Utility passthrough petitions were required beginning November 2004, and Include UPT worksheets beginning January 2009



City and County of San Francisco

Residential Rent Stabilization and Arbitration Board

Rent Board Memorandum

Date: September 23, 2010

To: To Interested Parties

From: Delene Wolf, Executive Director D.W.

Re: Annual Statistical Report, FY 2009-10

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2010. Overall, the number of petitions filed with the Board decreased by 20% from 1,509 in FY08-09 to 1,200 in FY09-10. The decrease in total petitions was in large part due to a significant reduction in the number of utility passthrough petitions filed with the Board (387 petitions in FY 08-09 compared to 244 petitions in FY09-10). Tenant in occupancy (Principal Place of Residence) petitions decreased 40% from 30 in FY 08-09 to 18 in FY 09-10. Landlord Alternative Dispute Resolution (ADR) requests increased by 50%, while tenant ADR requests increased by 25%.

Total eviction notices filed with the Board increased by about 4% from 1,315 to 1,372, while the number of tenant reports of alleged wrongful eviction decreased by 7% from 488 to 452. The number of units withdrawn from the rental market under the Ellis Act decreased from 165 to 108 units.

Highlights of some of the tables are as follows (percentages as compared to last year):

-40%	1.21 (Principal Place of Residence) Petitions
-37%	Utility Passthroughs
-36%	Landlord Appeals
-35%	Operating and Maintenance Petitions
-33%	Capital Improvement Petitions
-33%	Landlord Petitions
-18%	Tenant Appeals
-10%	Tenant Petitions
-7%	Allegations of Wrongful Evictions
+4%	Eviction Notices
+25%	Tenant ADR
+50%	Landlord ADR

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24-Hour Information Line TEL. (415) 252-4600
FAX (415) 252-4699

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INTERNET: http://sfgov.org/rentboard

25 Van Ness Avenue, #320
San Francisco, CA 94102-6033

Our services last year also included the following:

- 23,511 calls made to our 24-hour automated Info to Go information line;
- 24,841 calls handled by the counseling staff;
- 8,526 front counter visitors were served;
- 7,335,335 web pages were visited; and
- 18,005 calls made to the 24-hour fax back service.

This report can also be obtained using our fax back service by calling (415) 252-4660, and is also available on our website at www.sfgov.org/rentboard under "Statistics".

Encl.

cc: Rent Board Commissioners

Rent Board Statistical Summary Page 2009-2010

MONTH	Table 1 Tenant Petitions	Table 2 Tenant Summary Petitions	Table 3 Subtenant Overcharge Petitions	Table 4 O&M/Comps Petitions Pet.	Table 4 O&M/Comps Petitions Units	Table 5 Capital Improvement Pet.	Table 5 Capital Improvement Units	Table 6 Landlord Extension Pet.	Table 6 Landlord Extension Units	Table 7 Tenant in Occupancy Pet.	Table 7 Tenant in Occupancy Units	Table 8 Eviction Notices	Table 9 Eviction Report	Table 10 Tenant Appeals	Table 11 Landlord Appeals Pet.	Table 11 Landlord Appeals Units	Table 12 Ellis Filings Pet.	Table 12 Ellis Filings Units	Table 13 Costa Hawkins Pet.	Table 13 Costa Hawkins Units	Table 14 Tenant ADR	Table 15 Landlord ADR	Table 16 Utility Passthrough Pet.	Table 16 Utility Passthrough Units
July	65	2	1	1	1	13	86	0	0	2	2	127	46	24	4	4	2	16	1	1	6	3	5	25
Aug.	58	5	0	2	2	15	75	0	0	0	0	95	35	4	3	3	0	0	1	1	2	1	4	11
Sept.	43	2	0	0	0	13	35	0	0	1	1	120	40	9	5	5	1	2	1	1	2	2	63	536
Oct.	39	1	0	1	20	9	70	0	0	2	2	141	29	11	7	7	3	4	4	4	0	1	18	130
Nov.	54	3	1	1	1	5	14	0	0	5	5	71	29	12	3	3	2	8	0	0	4	0	10	32
Dec.	56	3	0	1	1	4	20	1	1	3	3	112	46	20	4	5	4	9	2	2	2	0	130	1,761
Jan.	58	3	0	2	5	14	51	2	2	2	2	94	40	12	2	2	5	19	1	1	2	3	3	3
Feb.	69	4	2	3	23	17	101	0	0	0	0	132	34	8	2	2	3	7	1	1	4	4	5	9
March	61	0	8	5	45	11	56	2	8	1	1	98	27	11	4	4	4	18	2	2	4	7	2	2
April	54	0	0	1	1	7	19	1	2	1	1	169	37	4	7	7	5	13	3	3	1	5	3	4
May	44	2	0	4	41	12	39	0	0	1	1	84	48	3	2	2	1	1	2	2	1	5	1	17
June	47	5	0	1	1	14	63	0	0	0	0	129	41	8	0	0	4	11	5	5	2	2	0	0
TOTALS	648	30	12	22	141	134	629	6	13	18	18	1,372	452	126	43	44	34	108	23	23	30	33	244	2,530

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1979/80 - 1986/87

	FY 79-80		FY 80-81		FY 81-82		FY 82-83		FY 83-84		FY 84-85		FY 85-86		FY 86-87	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	2,257	2,257	2,832	2,832	2,218	2,218	1,155	1,155	1,273	1,273	1,153	1,153	1,181	1,181	1,059	1,059
Tenant Summary Pet.					A 162	162	641	641	413	413	417	417	291	291	184	184
Landlord Petitions	76	426	69	311	B 233	1,205	472	3,113	146	747	49	352	94	804	77	889
Prop I Petitions																
Landlord Sub Total:	**76**	**426**	**69**	**311**	**233**	**1,205**	**472**	**3,113**	**146**	**747**	**49**	**352**	**94**	**804**	**77**	**889**
Capital Improvement								C	253	2,529	274	2,720	269	2,746	311	2,906
Prop I Petitions																
Landord Extension														G	1	
Cap. Imp. Sub Total:									**253**	**2,529**	**274**	**2,720**	**269**	**2,746**	**312**	**2,906**
Total Petitions:	**2,333**	**2,683**	**2,901**	**3,143**	**2,613**	**3,585**	**2,268**	**4,909**	**2,085**	**4,962**	**1,893**	**4,642**	**1,835**	**5,022**	**1,632**	**5,038**
Tenant Appeals	52	52	71	71	56	56	69	69	157	157	88	88	175	175	174	174
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442
Total Appeals	**99**	**262**	**188**	**592**	**182**	**486**	**181**	**398**	**253**	**445**	**194**	**798**	**299**	**630**	**323**	**616**
Eviction Notices														E	307	
Eviction Reports		F	516		739		724		892		949		884		680	
														M	5	5
Grand Total	**2,432**		**3,605**		**3,534**		**3,173**		**3,230**		**3,036**		**3,018**		**2,942**	

Petitions were first accepted in June 1979
(A) Summary petitions were first accepted in April 1982
(B) Rent law amended March 1982 to require landlords to apply for over guideline increases
(C) Capital improvements petitions were transfered from the Real Estate Department in October 1983
(D) Prop. I petitions were first accepted in May 1995
(E) Eviction Notices were first accepted in March 1987
(F) Eviction Reports were first accepted in October 1980
(G) Landlord Extension petitions were first accepted in April 1987
(H) Tenant in Occupancy petitions were first accepted in June 2001
(I) Subtenant overcharge petitions were first accepted in February 2002
(J) Includes Prop I Cap. Imp. Decisions beginning FY 2003-2004
(K) ADR program began in October 2003
(L) Utility Passthrough petitions first accepted in November 2004
(M) Ellis petitions were first accepted in July 1986
(N) Includes UPT Worksheets beginning January 2009

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1987/88-1995/96

	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
Tenant Total:	**954**	**954**	**988**	**988**	**958**	**958**	**953**	**953**	**800**	**800**	**839**	**839**	**791**	**791**	**936**	**936**	**746**	**746**
O&M/Comps Petitions	71	530	31	153	39	182	49	286	30	133	23	152	23	55	39	126	33	148
Tenant in Occupancy																		
Prop I Rent Petitions															D 23	34	44	50
Landlord Sub Total:	**71**	**530**	**31**	**153**	**39**	**182**	**49**	**286**	**30**	**133**	**23**	**152**	**23**	**55**	**62**	**160**	**77**	**198**
Capital Improvement	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	139	953
Prop I Petitions															D 6	10	18	35
Landlord Extension	5		5		1		5		5		1	1	3	7	7	67	2	2
Cap. Imp. Sub Total:	**301**	**2,626**	**232**	**1,945**	**146**	**753**	**180**	**1,900**	**122**	**915**	**162**	**1,316**	**150**	**3,348**	**166**	**1,239**	**159**	**990**
Landlord Total:	**372**	**3,156**	**263**	**2,098**	**185**	**935**	**229**	**2,186**	**152**	**1,048**	**185**	**1,468**	**173**	**3,403**	**228**	**1,399**	**236**	**1,188**
Total Petitions	**1,326**	**4,110**	**1,251**	**3,086**	**1,143**	**1,893**	**1,182**	**3,139**	**952**	**1,848**	**1,024**	**2,307**	**964**	**4,194**	**1,164**	**2,335**	**982**	**1,934**
Tenant Appeals	136	136	222	222	157	157	102	102	154	154	110	110	122	122	411	411	100	100
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
Total Appeals:	**311**	**830**	**355**	**485**	**263**	**394**	**200**	**266**	**225**	**275**	**181**	**231**	**204**	**435**	**479**	**558**	**161**	**209**
Eviction Notices	1,298		1,537		1,472		1,380		1,249		974		965		1,068		1,354	
Eviction Reports	439		319		292		255		229		229		285		302		483	
Ellis Petitions	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
Grand Total	**3,377**		**3,467**		**3,171**		**3,020**		**2,657**		**2,409**		**2,421**		**3,019**		**2,987**	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1996/97-2002/03

	FY 96-97		FY 97-98		FY 98-99		FY 99-00		FY 2000-2001		FY 2001-2002		FY 2002-2003	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	825		967		791		867		913		894		806	
Summary Petitions	191		177		207		222		152		85		43	
Subtenant Petitions											13		34	
Tenant Total:	1,016	1,016	1,144	1,144	998	998	1,089	1,089	1,065	1,065	992	992	883	883
O&M/Comps Petitions	59	343	85	244	79	358	120	3,458	107	3,177	55	244	37	213
Costa Hawkins													8	8
Tenant in Occupancy											93	93	45	45
Prop I Rent Petitions	18	24	14	19	2	2	1	1	6	6	4	4	3	4
Landlord Sub Total:	77	367	99	263	81	360	121	3,459	113	3,183	152	341	93	270
Capital Improvement	249	1,484	300	1,459	422	3,350	467	3,816	341	3,158	431	4,588	247	1,542
Prop I Petitions	18	25	11	14	31	42	18	29	16	26	4	4	1	1
Landlord Extension	7	16	11	19	9	20	8	21	22	43	21	32	13	16
Cap. Imp. Sub Total:	274	1,525	322	1,492	462	3,412	493	3,866	379	3,227	456	4,624	261	1,559
Landlord Total:	351	1,892	421	1,755	543	3,772	614	7,325	492	6,410	608	4,965	354	1,829
Total Petitions	1,367	2,908	1,565	2,899	1,541	4,770	1,703	8,414	1,557	7,475	1,600	5,957	1,237	2,712
Tenant Appeals	124	124	251	251	97	97	147	147	169	169	149	149	314	314
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Appeals:	195	315	308	399	171	230	236	291	237	401	203	231	383	548
Eviction Notices	2,291		2,836		2,730		2,762		2,535		1,788		1,486	
Eviction Reports	737		878		949		991		895		583		453	
Ellis Petitions	6	10	18	61	116	291	208	879	110	281	62	188	70	233
Grand Total	4,596		5,605		5,507		5,900		5,334		4,236		3,629	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 2003/04-2009/10

	FY 2003-2004		FY 2004-2005		FY 2005-2006		FY 2006-2007		FY 2007-2008		FY 2008-2009		FY 2009-2010		FY 2010-2011		FY 2011-2012	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	614		579		656		621		625		720		648					
Summary Petitions	60		42		40		64		45		51		30					
Subtenant Petitions	10		14		11		3		1		1		12					
Tenant ADR	[K] 52		31		34		18		31		24		30					
Tenant Total:	**736**	**736**	**666**	**666**	**741**	**741**	**706**	**706**	**702**	**702**	**796**	**796**	**720**	**720**				
O&M/Comps Petitions	78	1,801	35	123	30	183	38	234	37	171	34	204	22	141				
Costa Hawkins	19	19	25	25	43	43	31	31	42	42	35	35	23	23				
Tenant in Occupancy	35	35	43	43	65	65	57	57	29	32	30	30	18	18				
Prop I Rent Petitions	1	1																
Landlord ADR	[K] 20	20	21	21	18	18	16	16	19	19	22	22	33	33				
Utility Passthrough			[L] 19	478	228	4,746	406	4,703	494	5,665	387	[N] 3,613	244	2,530				
Landlord Sub Total:	**153**	**1,876**	**143**	**690**	**384**	**5,055**	**548**	**5,041**	**621**	**5,929**	**508**	**3,904**	**340**	**2,745**				
Capital Improvement	[I] 198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650	134	629				
Landlord Extension	11	39	15	21	18	33	6	14	11	23	6	17	6	13				
Cap. Imp. Sub Total:	**209**	**1,730**	**181**	**929**	**182**	**740**	**193**	**1,057**	**207**	**1,048**	**205**	**1,667**	**140**	**642**				
Landlord Total:	**362**	**3,606**	**324**	**1,619**	**566**	**5,795**	**741**	**6,098**	**828**	**6,977**	**713**	**5,571**	**480**	**3,387**				
Total Petitions	**1,098**	**4,342**	**990**	**2,285**	**1,307**	**6,536**	**1,447**	**6,804**	**1,530**	**7,679**	**1,509**	**6,367**	**1,200**	**4,107**				
Tenant Appeals	126	126	179	179	80	80	175	175	78	78	153	153	126	126				
Landlord Appeals	75	107	72	784	45	81	44	375	55	241	67	141	43	44				
Total Appeals:	**201**	**233**	**251**	**963**	**125**	**161**	**219**	**550**	**133**	**319**	**220**	**294**	**169**	**170**				
Eviction Notices	1,599		1,554		1,536		1,475		1,600		1,315		1,372					
Eviction Reports	408		357		445		466		531		488		452					
Ellis Petitions	107	352	131	480	100	454	89	330	92	393	36	165	34	108				
Grand Total	**3,413**		**3,283**		**3,513**		**3,696**		**3,886**		**3,568**		**3,227**					

Tenant Petitions by Zip Code • 2009-2010

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	5	4	3	3	2	4	3	2	5		2	5	38
S. of Market	(03)	4	3	1	2	4		1	1		3	1	3	23
94104	(04)													0
94105	(05)													0
Potrero	(07)	4				2		1		2			1	10
Chinatown	(08)	2		1	1	1	2	4	5		4	3		23
Tenderloin	(09)	7	11	9	5	17	23	11	14	10	10	6	8	131
Mission	(10)	9	6	4	2	1	4	5	5	6	8	4	6	60
Fin. District	(11)									2				2
Ingleside	(12)	7	9	2	1	2	3	2	6	7	6	5	3	53
Eureka Valley	(14)		2	3	2	2	2	6	3	5	3	2	1	31
Western Addition	(15)	1	2	1	4	1	3	5	6	2	2			27
Parkside	(16)	2	2	1	1	1	1	2	1	3	2	1		17
Haight-Ashbury	(17)	2	1	5	1	3	2	2	6	5	6	7	1	41
Inner Richmond	(18)	4	1	1			1	1	1			1	3	13
Outer Richmond	(21)	2	3	1	4		2	2	4	2	1	1	3	25
Sunset	(22)	6	1	3	1	4	3	3	3	3	1	2	8	38
Marina	(23)	2	4	1	2	1		1	1	1	1		2	16
Bayview	(24)	1	1	2	3	1		1		1	2	2		14
West Portal	(27)	2					1	1	1			2	1	8
Diamond Heights	(31)	4	2	2		2	1	2		1	1	1		16
Lake Merced	(32)	1	3	1	5	5	1	4		1	1	1		23
North Beach	(33)		3	2	2	3	2	1	5	5	2		2	27
Portola	(34)					2	1		5		1	3		12
TOTALS		65	58	43	39	54	56	58	69	61	54	44	47	648

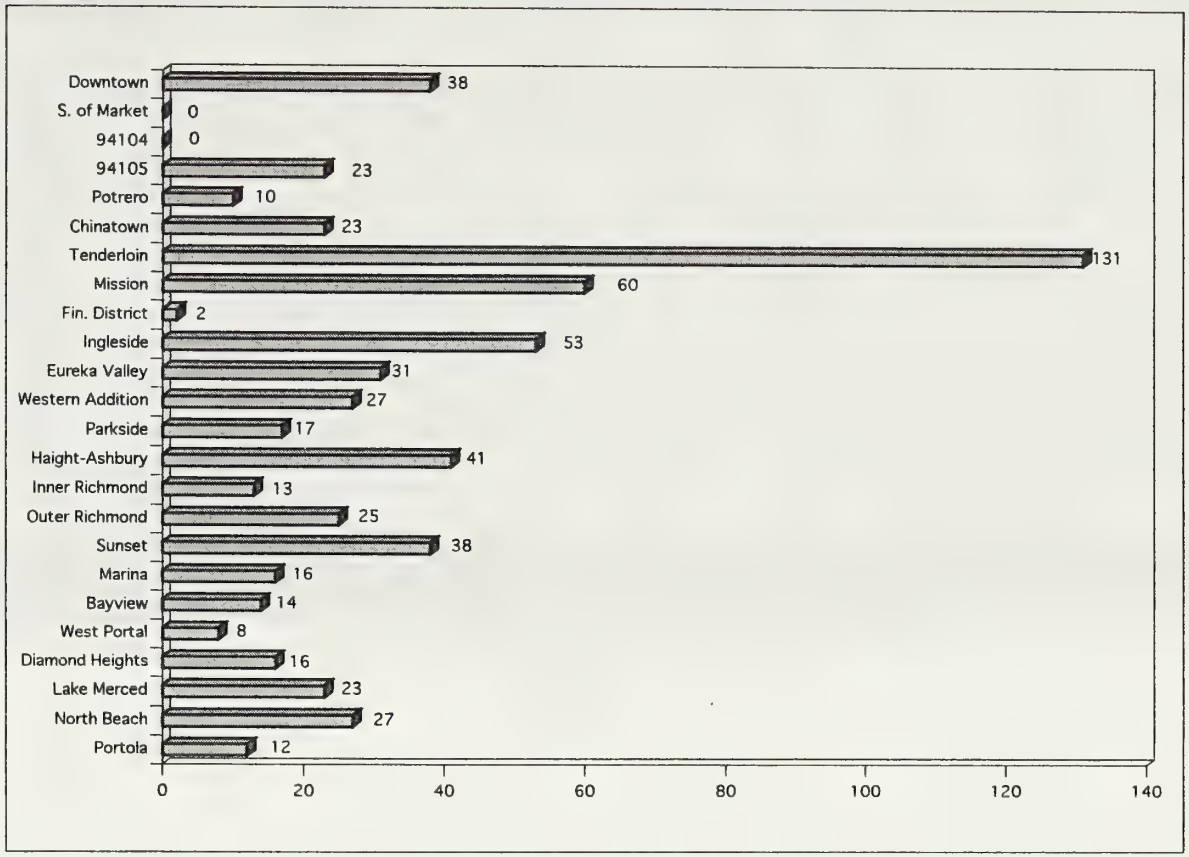


Table 1A
Tenant Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96
July	297	58	158	112	163	78	63	77	57	94	73	54	48	44	39
Aug.	256	50	110	100	127	62	98	116	58	68	67	65	65	98	55
Sept.	172	77	82	77	61	177	60	79	48	53	52	44	31	80	31
Oct.	190	70	58	73	89	83	91	71	37	58	48	80	45	80	47
Nov.	133	75	72	58	49	76	89	38	43	47	92	60	80	64	42
Dec.	208	126	103	70	79	65	78	49	54	60	41	74	71	82	54
Jan.	173	123	121	93	164	61	57	89	78	83	59	52	71	66	48
Feb.	232	105	158	92	93	82	55	66	112	80	46	66	53	75	51
March	253	148	140	141	115	99	83	54	83	72	76	68	54	69	90
April	164	103	72	139	84	72	64	89	80	71	72	64	81	62	55
May	62	103	115	102	63	124	70	91	120	70	51	92	41	67	59
June	78	117	84	96	94	80	46	65	89	68	52	47	61	46	49
TOTALS	2,218	1,155	1,273	1,153	1,181	1,059	854	884	859	824	729	766	701	833	620

MONTH	FY 96-97	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11
July	58	72	67	76	59	55	59	67	60	50	47	46	43	65	
Aug.	99	61	88	71	81	67	70	50	76	41	58	57	48	58	
Sept.	42	53	84	70	59	46	70	50	49	57	48	48	48	43	
Oct.	71	84	49	73	125	119	58	77	39	44	43	56	67	39	
Nov.	42	48	52	67	78	58	57	30	46	43	44	54	37	54	
Dec.	71	71	67	62	62	78	83	52	52	40	64	54	48	56	
Jan.	92	87	49	100	66	83	65	40	49	101	44	51	53	58	
Feb.	72	72	62	85	57	63	106	61	39	58	50	51	91	69	
March	77	86	69	70	99	80	64	46	39	54	61	64	71	61	
April	76	69	73	48	100	106	55	44	58	52	54	46	83	54	
May	57	100	63	86	67	79	67	50	37	53	49	52	50	44	
June	68	164	68	59	60	60	52	47	35	63	59	46	81	47	
TOTALS	825	967	791	867	913	894	806	614	579	656	621	625	720	648	0

Table 1B
Tenant Petitions • Yearly Trend

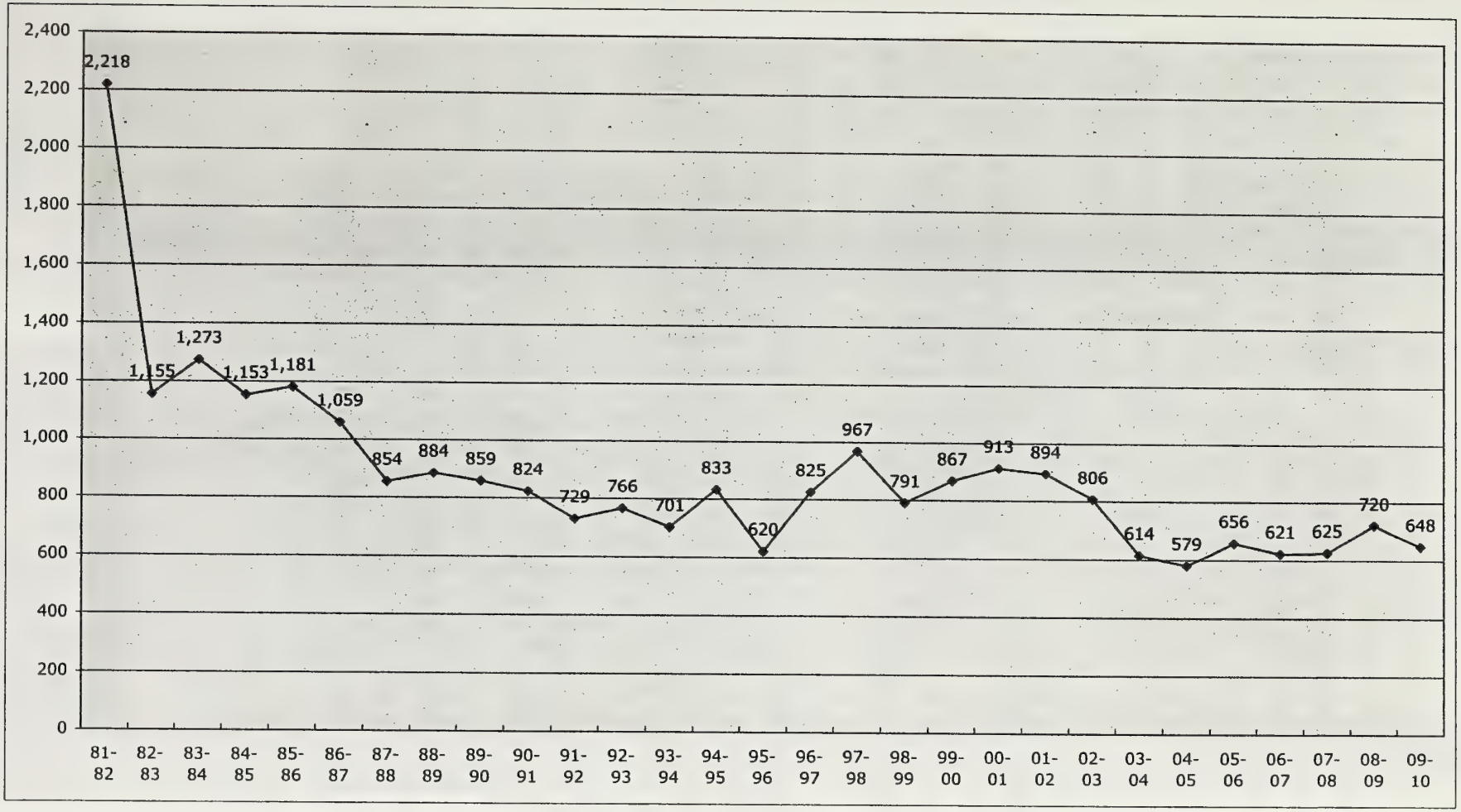


Table 2
Summary Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97
July		98	28	71	32	17	11	11	9	8	4	6	3	6	11	19
Aug.		97	47	47	32	8	13	13	11	5	9	4	8	13	15	14
Sept.		51	30	35	23	19	17	17	13	3	6	3	6	5	4	11
Oct.		57	23	33	21	12	10	10	3	12	5	6	10	6	18	7
Nov.		26	13	35	13	7	9	9	1	5	8	4	12	4	8	12
Dec.		61	50	40	23	20	4	4	11	3	2	12	7	10	9	10
Jan.		40	40	29	22	23	9	9	7	8	8	6	4	13	9	12
Feb.		44	42	15	41	23	6	6	2	18	7	5	18	13	6	13
March		67	29	32	25	15	6	6	8	9	7	8	5	9	6	14
April	A 48	29	34	28	25	24	2	2	5	11	8	9	5	9	10	13
May	46	31	33	21	17	8	5	5	17	7	5	4	6	8	12	17
June	68	40	44	31	17	8	8	12	12	5	2	6	6	7	18	49
TOTALS	**162**	**641**	**413**	**417**	**291**	**184**	**100**	**104**	**99**	**94**	**71**	**73**	**90**	**103**	**126**	**191**

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

MONTH	FY 97-98	FY 98-99	FY 99-20	FY 20-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
July	14	10	21	15	11	1	2	2	5	5	1	2	2			
Aug.	19	15	22	14	10	6	7	2	0	5	10	4	5			
Sept.	0	13	13	11	5	7	11	2	5	6	6	3	2			
Oct.	0	13	11	10	7	5	4	4	0	6	3	8	1			
Nov.	21	10	10	8	12	1	1	3	2	5	1	3	3			
Dec.	29	23	24	19	9	4	4	6	1	3	2	4	3			
Jan.	13	14	17	9	10	6	5	3	3	4	3	6	3			
Feb.	11	22	26	12	6	3	6	6	2	5	5	5	4			
March	22	19	22	20	4	2	10	2	5	5	3	4	0			
April	16	23	12	11	4	3	4	5	4	7	3	6	0			
May	16	14	31	9	5	2	4	3	10	8	6	4	2			
June	16	31	13	14	2	3	2	4	3	5	2	2	5			
TOTALS	**177**	**207**	**222**	**152**	**85**	**43**	**60**	**42**	**40**	**64**	**45**	**51**	**30**	**0**	**0**	**0**

Table 2A
Summary Petitions • Yearly Trend

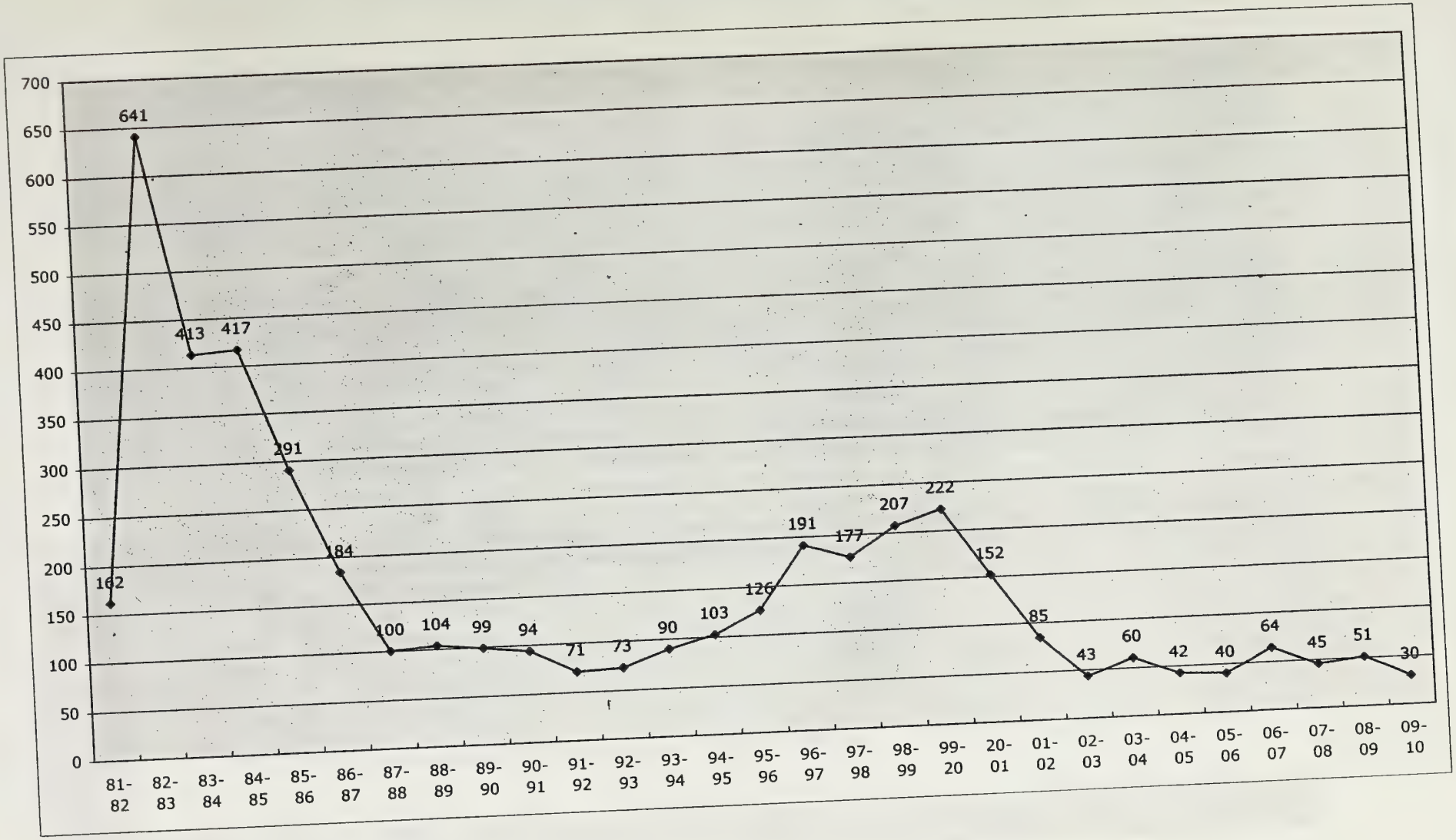


Table 3
Subtenant Overcharge Petitions • Yearly Trend

MONTH	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		3	1	1	0	0	0	0	1				
Aug.		3	0	0	1	0	0	1	0				
Sept.		5	0	1	2	0	0	0	0				
Oct.		2	1	2	3	1	0	0	0				
Nov.		2	0	1	1	0	0	0	1				
Dec.		2	0	1	1	1	0	0	0				
Jan.		4	1	2	0	0	0	0	0				
Feb.	3	2	2	0	0	0	0	0	2				
March	3	2	1	2	0	1	0	0	8				
April	2	3	1	2	0	0	0	0	0				
May	2	4	1	0	1	0	1	0	0				
June	3	2	2	2	2	0	0	0	0				
TOTALS	13	34	10	14	11	3	1	1	12	0	0	0	0

*Petitions first accepted August 2001

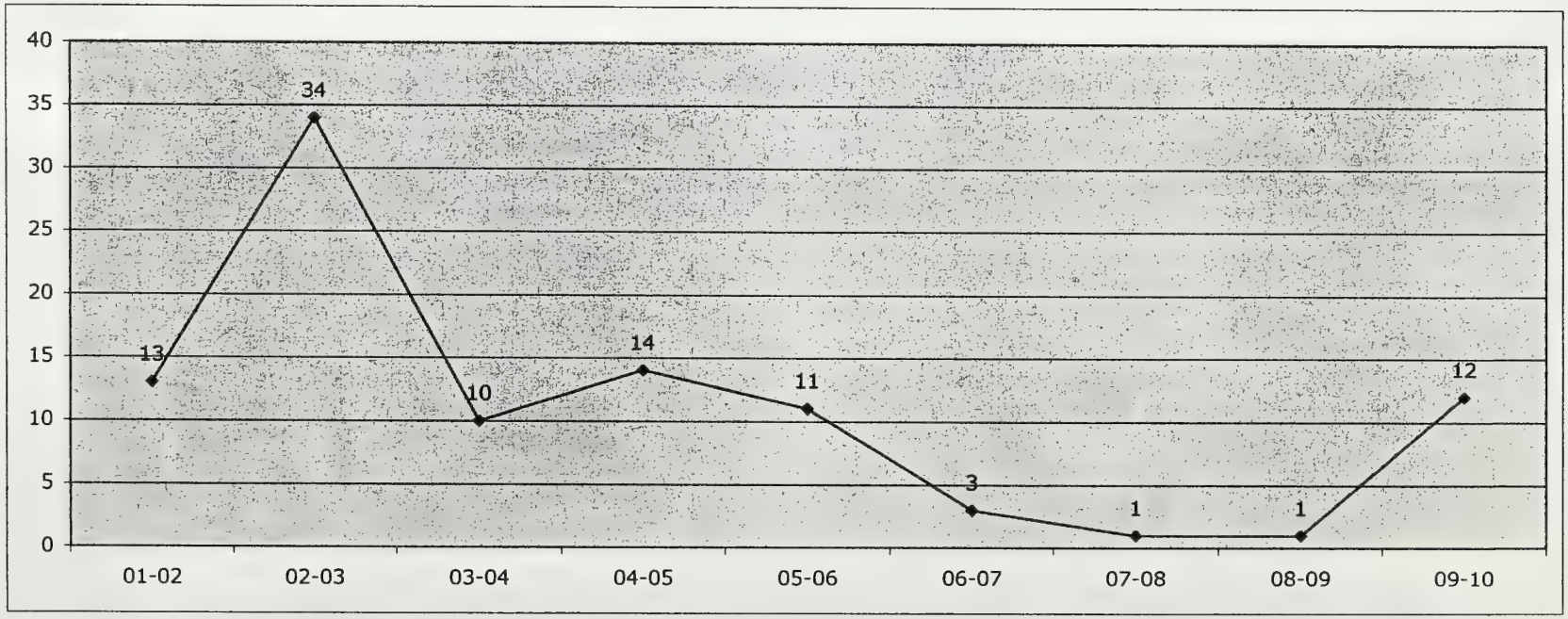


Table 4

Landlord O&M/Comps Petitions by Zip Code 2009-2010

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)													1	1			1	11							2	12
S. of Market	(03)											1	1							1	1					2	2
Potrero	(07)																									0	0
Chinatown	(08)																					2	33			2	33
Tenderloin	(09)																	1	29			1	1			2	30
Mission	(10)			1	1													1	3							2	4
Fin. District	(11)																									0	0
Ingleside	(12)															1	1									1	1
Eureka Valley	(14)			1	1			1	20																	2	21
Western Addition	(15)	1	1																			1	7			2	8
Parkside	(16)																	1	1							1	1
Haight-Ashbury	(17)									1	1			1	4											2	5
Inner Richmond	(18)																									0	0
Outer Richmond	(21)																									0	0
Sunset	(22)																	1	1							1	1
Marina	(23)															1	1							1	1	2	2
Bayview	(24)															1	21									1	21
West Portal	(27)																									0	0
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)																									0	0
TOTALS		1	1	2	2	0	0	1	20	1	1	1	1	2	5	3	23	5	45	1	1	4	41	1	1	22	141

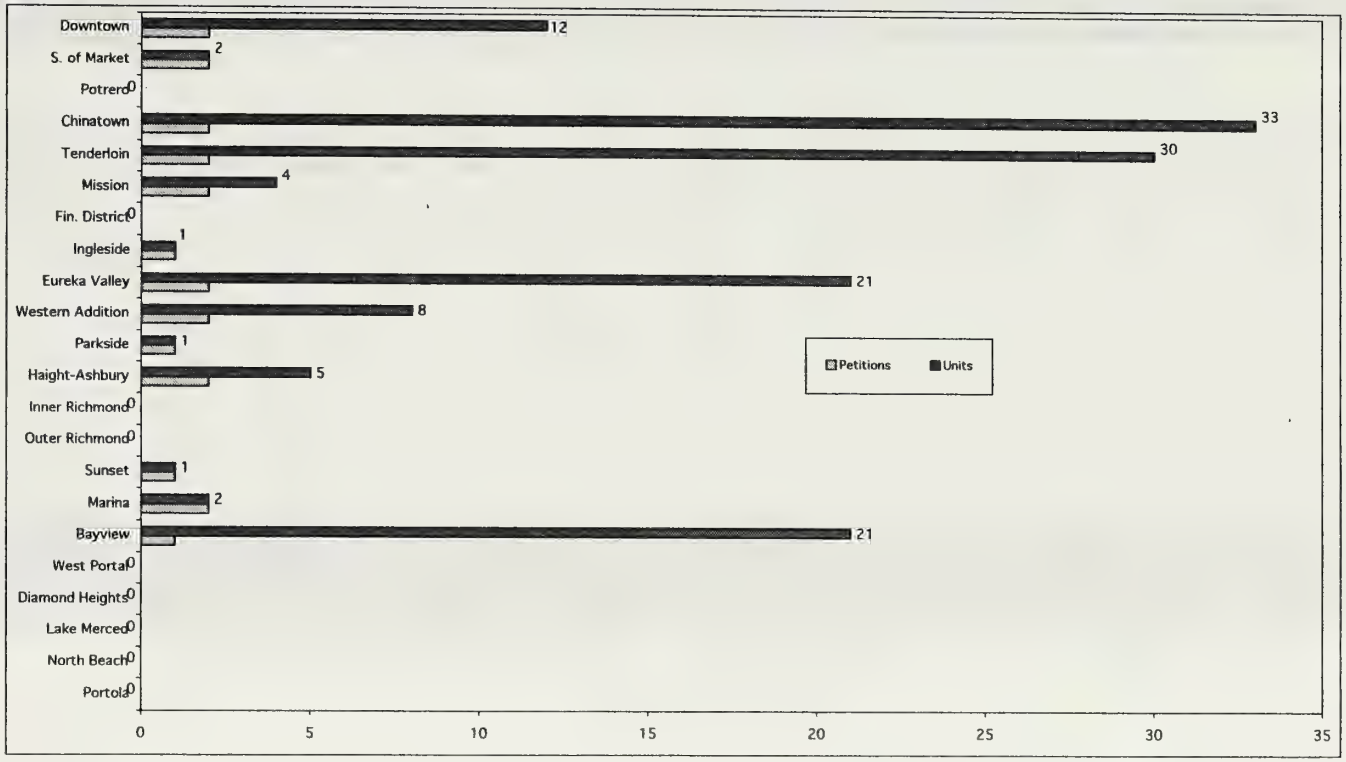


Table 4A - part 1
Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)

MONTH	Total 80-81		Total 81-82		Total 82-83		Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88/89		Total 89-90		Total 90-91		Total 91-92		Total 92-93	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	4	39	7	58	59	433	30	178	4	32	10	79	7	39	10	136	2	15	3	14	7	72	4	11	2	4
Aug.	4	20	4	21	40	193	32	140	4	22	7	61	12	206	5	41	1	7	3	13	3	14	3	16	2	3
Sept.	4	16	7	13	66	700	48	307	1	3	3	25	5	20	5	31	4	17	5	15	3	17	0	0	1	1
Oct.	2	12	9	47	28	74	4	7	4	22	7	31	7	67	4	53	1	1	2	13	1	8	3	11	3	8
Nov.	9	41	5	21	22	183	2	2	3	11	6	26	1	59	1	1	1	1	1	1	1	1	4	16	1	3
Dec.	6	22	6	46	26	148	3	7	4	18	6	126	6	21	8	83	3	7	1	9	7	65	2	2	2	4
Jan.	4	9	12	68	52	267	4	4	8	91	4	109	3	15	4	43	1	1	7	49	4	18	1	1	2	17
Feb.	6	23	10	20	33	206	7	21	4	28	9	45	2	18	5	9	2	5	1	6	7	23	2	13	2	50
March	8	17	39	A 128	27	191	5	34	5	39	8	83	8	206	4	17	2	9	3	8	5	20	3	40	2	29
April	9	51	40	165	34	259	6	20	4	10	9	89	9	60	9	49	1	12	3	10	7	23	4	7	0	0
May	7	24	36	138	24	266	4	15	4	29	13	49	7	106	8	19	7	49	6	34	2	21	3	9	5	12
June	6	37	58	380	61	193	1	12	4	47	12	81	10	72	8	48	6	29	4	10	2	4	1	7	1	21
TOTALS	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889	71	530	31	153	39	182	49	286	30	133	23	152

(A) Rent law amended March 1982 to require landlords to apply for over guideline increases

MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
					Prop I*				Prop I				Prop I				Prop I				Prop I				Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	5	11	0	0	6	39	0	0
Sept.	1	1	1	8			3	6	6	6	3	3	1	1	6	8	1	3	12	34	0	0	4	8	0	0
Oct.	2	2	1	12			1	2	7	7	6	9	3	3	5	20	2	4	8	40	0	0	10	80	0	0
Nov.	3	7	1	2			0	0	7	7	5	13	2	4	5	20	3	3	4	20	0	0	8	45	0	0
Dec.	1	3	0	0			2	14	4	6	6	11	3	5	9	19	5	6	7	42	0	0	5	28	0	0
Jan.	4	6	6	27			2	10	4	5	6	19	2	2	9	14	0	0	7	20	0	0	5	15	1	1
Feb.	2	10	1	1			4	6	0	0	4	11	0	0	9	39	0	0	4	16	0	0	8	68	0	0
March	2	7	1	1			3	10	2	2	3	12	1	2	7	17	0	0	7	70	1	1	4	19	0	0
April	2	2	5	30			3	4	2	2	5	35	1	1	5	10	0	0	10	32	0	0	49	2,962	0	0
May	2	7	11	28	B 7	10	5	34	5	5	4	191	0	0	7	34	0	0	4	9	0	0	5	39	0	0
June	3	9	9	12	16	24	2	21	0	0	4	6	2	2	13	47	0	0	6	46	1	1	9	96	0	0
TOTALS	23	55	39	126	23	34	33	148	44	50	59	343	18	24	85	244	14	19	79	358	2	2	120	3,458	1	1

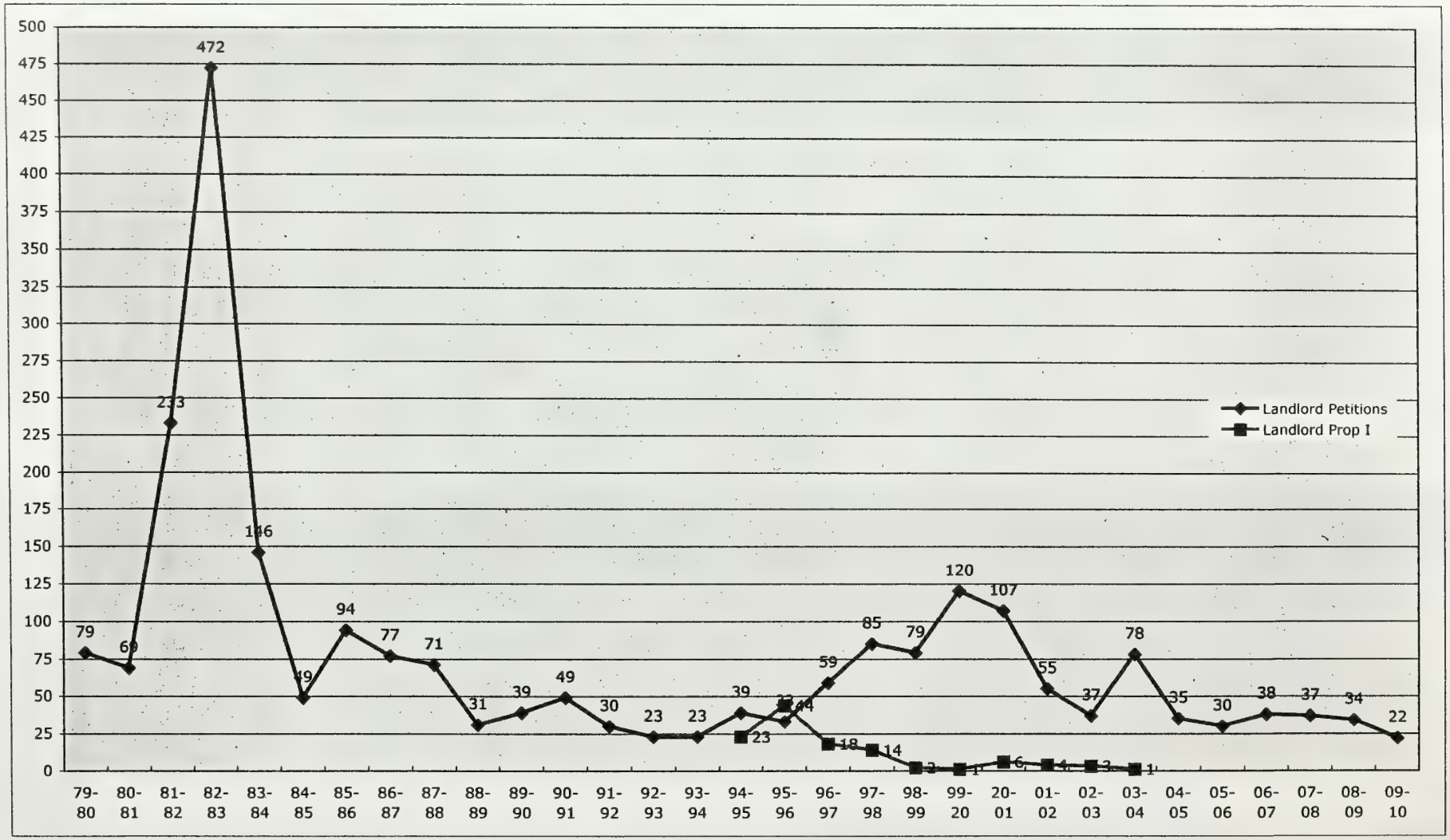
Table 4A - part 2

Landlord O&M/Comps Petitions • Yearly Trend FY 2000/01-2009/10

	Total 2000-01				Total 01-02				Total 02-03				Total 03-04				Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10	
			Prop I				Prop I				Prop I				Prop I													
MONTH	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	(D) 2	11	1	1	1	9	4	22	1	1	1	1
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6	4	10	6	45	2	7	2	34	2	2
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13	1	17	0	0	3	6	4	38	0	0
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7	0	0	4	8	2	5	2	10	1	20
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6	4	18	3	8	0	0	6	47	1	1
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1	5	68	6	41	7	10	5	21	1	1
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9	1	2	2	18	3	17	6	11	2	5
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25	2	32	3	15	3	11	3	23	3	23
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1	2	2	6	41	4	33	0	0	5	45
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0	4	12	4	32	3	39	4	17	1	1
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36	4	16	3	17	3	7	1	2	4	41
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8	2	5	0	0	3	14	0	0	1	1
TOTALS	107	3,177	6	6	55	244	4	4	37	213	3	4	78	1,801	1	1	35	123	30	183	38	234	37	171	34	204	22	141

(D) Includes any Prop I comps petitions beginning FY 04-05

Table 4B
Landlord Petitions (Operating and Maintenance Expense and Comps) • Yearly Trend



Capital Improvement Petitions by Zip Code • 2009-2010

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)					1	4											1	11							2	15
S. of Market	(03)											1	1									1	7	1	6	3	14
Potrero	(07)																			1	1					1	1
Chinatown	(08)															1	18									1	18
Tenderloin	(09)	2	12	3	27	2	11	3	22			1	6	1	2	3	25			1	1					16	106
Mission	(10)	3	10	3	8					2	6			3	4	3	11	1	1	1	2	1	1	3	10	20	53
Fin. District	(11)																									0	0
Ingleside	(12)					1	1							1	1											2	2
Eureka Valley	(14)							2	5	1	3			1	5	4	9	2	4	2	11	4	12	6	28	22	77
Western Addition	(15)	3	30	1	12	2	6	1	2					1	1							2	8	1	9	11	68
Parkside	(16)																									0	0
Haight-Ashbury	(17)	1	4			3	6					2	13	1	6	2	12					1	1	2	7	12	49
Inner Richmond	(18)					1	1	1	1					2	10											4	12
Outer Richmond	(21)	1	12			1	3			1	1					1	2	3	21							7	39
Sunset	(22)			1	9	1	2			1	4			1	1			1	1	1	3	1	2			7	22
Marina	(23)	1	5	2	14	1	1							2	17	2	23					1	1			9	61
Bayview	(24)																									0	0
West Portal	(27)																	1	1							1	1
Diamond Heights	(31)	1	2	5	5																	1	7			7	14
Lake Merced	(32)																									0	0
North Beach	(33)	1	11					2	40					1	4	1	1	2	17	1	1			1	3	9	77
Portola	(34)																									0	0
TOTALS		13	86	15	75	13	35	9	70	5	14	4	20	14	51	17	101	11	56	7	19	12	39	14	63	134	629

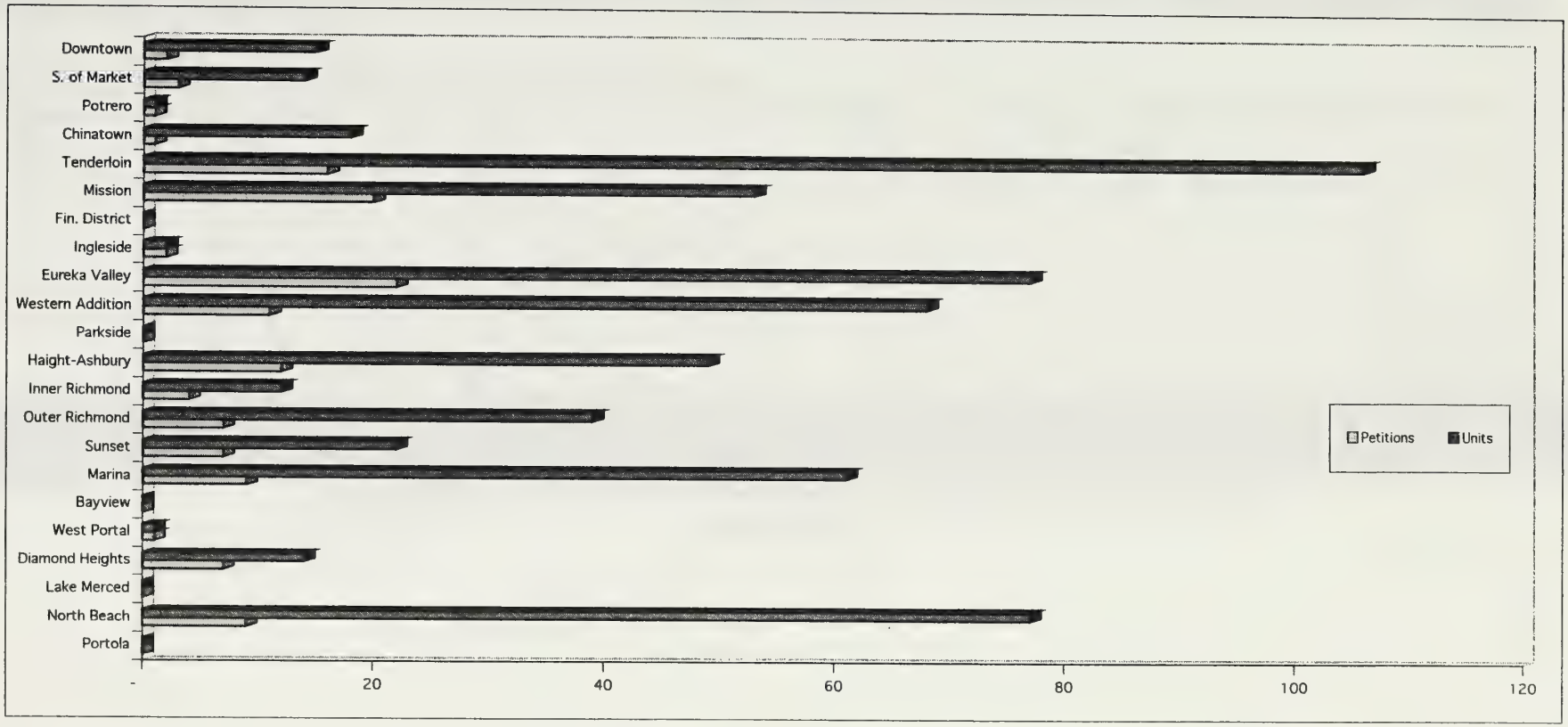


Table 5A - part 1
Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01

MONTH	Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Prop I*	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July			15	124	17	242	30	269	33	245	18	167	11	35	14	53	8	58	15	64	5	12	17	171		
Aug.			27	184	19	198	17	51	23	131	28	347	6	17	20	340	19	131	12	65	16	405	17	83		
Sept.			36	473	29	367	40	849	36	806	12	39	19	142	15	74	8	18	4	14	11	31	14	109		
Oct.	30	352	20	177	21	204	33	250	18	99	15	67	7	28	15	64	9	106	11	30	4	57	17	54		
Nov.	22	68	24	145	23	203	15	78	38	261	15	110	8	23	9	39	3	17	19	328	13	46	7	43		
Dec.	21	167	24	165	16	270	30	221	30	227	13	81	16	76	12	161	4	11	8	20	6	47	8	46		
Jan.	39	307	11	144	20	109	23	118	21	140	20	179	19	72	13	70	11	41	13	53	27	1,253	4	10		
Feb.	26	157	20	304	22	181	27	265	15	114	27	182	11	78	15	65	6	40	11	100	22	452	1	8		
March	43	966	33	483	32	435	23	190	23	191	23	403	13	62	15	616	15	79	34	518	6	21	30	379		
April	23	123	20	195	25	241	23	208	15	110	19	148	10	69	14	165	8	30	13	45	19	799	12	75		
May	19	144	23	149	24	166	30	279	27	165	11	55	8	84	17	172	16	336	10	37	7	138	13	57	2	3
June	30	245	21	177	21	130	20	128	17	137	26	167	17	67	16	81	10	48	11	41	11	80	13	127	4	7
TOTALS	253	2,529	274	2,720	269	2,746	311	2,906	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	6	10

Capital improvements petitions were transfered from the Real Estate Department in October 1983.

* Prop I capital improvement petition effective May 1995

MONTH	Total 95-96		Prop I		Total 96-97		Prop I		Total 97-98		Prop I		Total 98-99		Prop I		Total 99-2000		Prop I		Total 2000-01		Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	18	97	1	1	23	66	2	2	34	323	0	0	35	274	2	2	63	647	1	1
Aug.	7	19	1	1	26	136	2	3	18	54	0	0	26	229	1	3	35	320	2	4	35	208	1	2
Sept.	15	82	2	4	19	69	3	3	23	97	0	0	42	483	5	7	33	146	2	3	32	145	1	3
Oct.	6	23	4	8	27	182	2	3	38	191	3	4	37	198	3	5	39	310	5	8	50	294	2	2
Nov.	19	297	2	2	16	125	3	7	30	187	1	1	36	429	0	0	31	165	0	0	61	1,048	3	6
Dec.	12	60	2	3	14	73	1	1	25	121	0	0	31	199	3	3	57	495	0	0	19	133	2	2
Jan.	10	80	1	1	11	52	0	0	20	79	0	0	31	155	1	1	50	496	1	1	14	57	3	4
Feb.	30	176	0	0	8	19	2	3	39	233	0	0	43	235	4	4	34	271	1	3	25	153	0	0
March	6	44	0	0	37	230	2	2	21	50	1	1	51	363	3	5	43	291	5	8	27	311	3	6
April	11	61	1	1	30	199	2	2	20	81	1	1	34	388	4	6	33	421	0	0	6	107	0	0
May	12	55	1	1	26	166	0	0	17	111	3	5	29	234	3	3	33	213	0	0	5	24	0	0
June	5	40	1	1	17	136	0	0	26	189	0	0	28	114	4	5	44	414	0	0	4	31	0	0
TOTALS	139	953	18	35	249	1,484	18	25	300	1,459	11	14	422	3,350	31	42	467	3,816	18	29	341	3,158	16	26

Table 5A - part 2

Capital Improvement Petitions • Yearly Trend Fiscal Years 2001/02 - 2009/2010

MONTH	Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	2	12	0	0	24	155	0	0	A 14	36	14	61	16	51	9	34	17	48	15	404	13	86		
Aug.	13	44	0	0	29	150	0	0	18	73	8	46	11	57	20	175	18	48	13	120	15	75		
Sept.	32	906	0	0	16	70	1	1	25	63	13	225	10	71	12	80	13	27	14	70	13	35		
Oct.	89	698	0	0	25	73	0	0	16	104	13	85	13	38	19	93	22	151	18	127	9	70		
Nov.	58	809	0	0	36	293	0	0	18	94	8	20	10	106	10	72	13	54	8	32	5	14		
Dec.	36	243	0	0	32	327	0	0	25	862	7	17	17	51	28	143	14	96	13	157	4	20		
Jan.	29	780	1	1	13	70	0	0	8	52	21	57	19	62	12	48	7	29	9	56	14	51		
Feb.	45	301	0	0	23	143	0	0	22	177	19	74	8	11	10	75	18	124	52	426	17	101		
March	24	138	1	1	10	21	0	0	10	36	12	44	7	15	17	103	13	84	18	110	11	56		
April	46	306	1	1	6	14	0	0	12	93	21	59	15	36	17	85	17	77	17	74	7	19		
May	38	210	1	1	14	61	0	0	18	46	15	62	22	158	19	89	19	184	11	30	12	39		
June	19	141	0	0	19	165	0	0	12	55	15	158	16	51	14	46	25	103	11	44	14	63		
TOTALS	431	4,588	4	4	247	1,542	1	1	198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650	134	629	0	0

(A) Includes Prop I Capital Improvement Petitions beginning FY 03-04

Table 5B
Capital Improvement Petitions • Yearly Trend

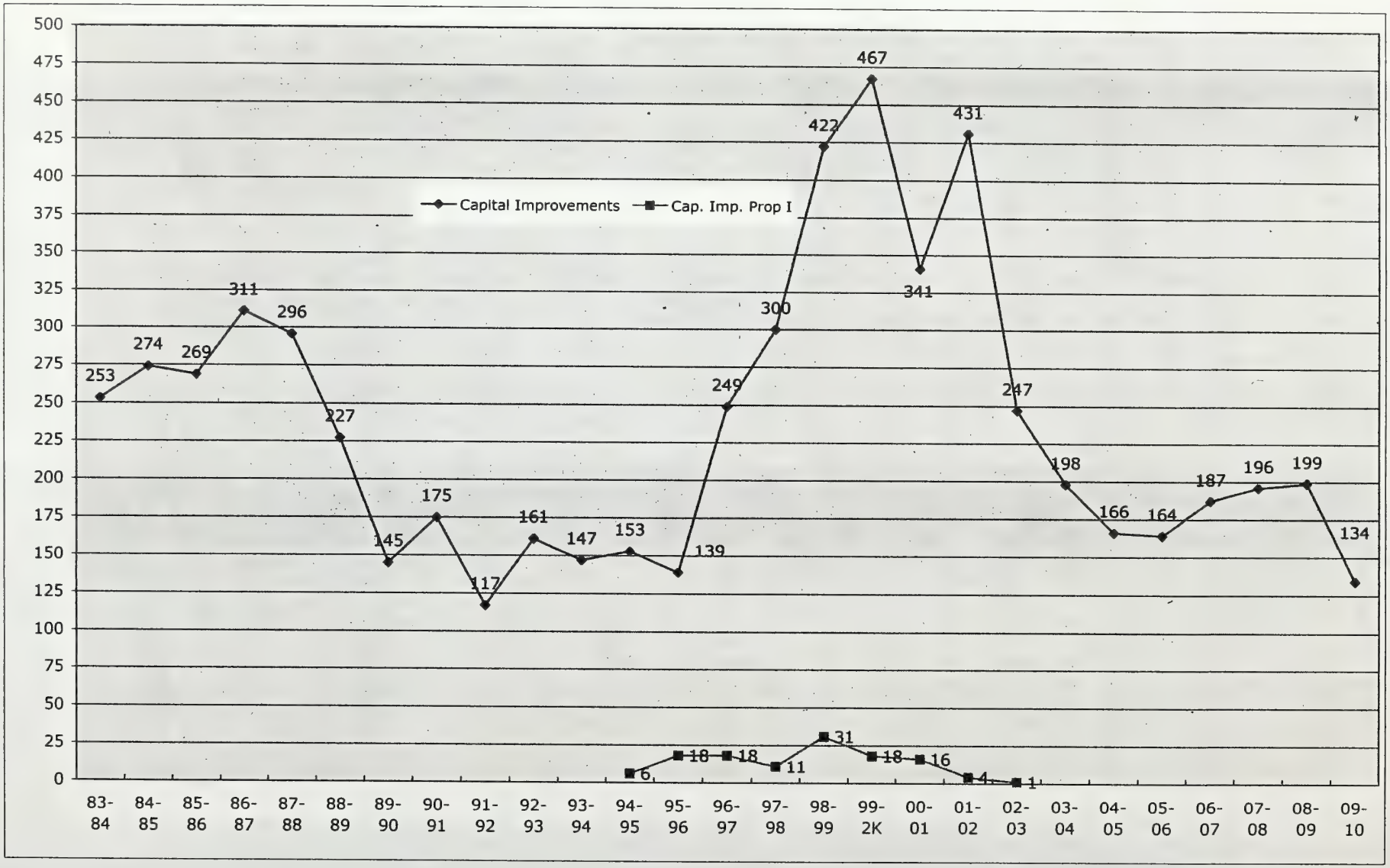


Table 6
Landlord Extension of Time Petitions by Zip Code • 2009-2010

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)																	1	7							1	7
Tenderloin	(09)																									0	0
Mission	(10)											1	1													1	1
Fin. District	(11)																									0	0
Ingleside	(12)																	1	1							1	1
Eureka Valley	(14)																									0	0
Western Addition	(15)																									0	0
Parkside	(16)																									0	0
Haight-Ashbury	(17)													1	1											1	1
Inner Richmond	(18)																									0	0
Outer Richmond	(21)																									0	0
Sunset	(22)																									0	0
Marina	(23)																			1	2					1	2
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)													1	1											1	1
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)																									0	0
TOTALS		0	0	0	0	0	0	0	0	0	0	1	1	2	2	0	0	2	8	1	2	0	0	0	0	6	13

Table 6A

Landlord Extension Of Time Petitions • Yearly Trend

MONTH	6 Yr. To 88-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-2000		FY 00-01		FY 01-02	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0					1	1							1	1	1	1	9	25	1	1
Aug.	4	24					1	30			1	1	2	3	2	3	2	2	1	3	4	2
Sept.	4	23													1	1	0	0	1	1	4	4
Oct.	5	17					1	3	1	1	1	2			2	11	2	5	2	3	2	5
Nov.	1	1			2	4							2	2	1	1	1	1	1	1	1	6
Dec.	1	4					1	30			1	2	1	1							1	1
Jan.	0	0											2	2					2	3	2	2
Feb.	1	3									1	2	2	4					2	2	2	2
March	3	28									1	3			1	1	2	12			0	0
April	2	2	1	1							1	5							1	1	1	3
May	3	9			1	3			1	1											1	1
June	2	5					3	3			1	1	2	7	1	2	0	0	3	4	2	5
TOTALS	26	116	1	1	3	7	7	67	2	2	7	16	11	19	9	20	8	21	22	43	21	32

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	1	1	0	0	1	1	0	0	2	5	0	0	0	0	0	0						
Aug.	1	1	0	0	1	1	1	1	0	0	1	1	0	0	0	0						
Sept.	0	0	1	24	0	0	3	4	0	0	0	0	1	6	0	0						
Oct.	0	0	6	10	1	1	2	2	1	1	2	7	2	8	0	0						
Nov.	0	0	0	0	0	0	1	1	0	0	2	8	0	0	0	0						
Dec.	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1						
Jan.	2	2	0	0	3	6	1	1	1	5	2	2	0	0	2	2						
Feb.	0	0	0	0	0	0	1	2	1	2	1	1	1	1	0	0						
March	4	4	2	2	1	3	1	1	0	0	0	0	0	0	2	8						
April	3	3	0	0	2	2	1	12	0	0	0	0	0	0	1	2						
May	1	1	0	0	3	3	1	1	0	0	0	0	0	0	0	0						
June	1	3	2	3	2	3	5	7	0	0	2	3	1	1	0	0						
TOTALS	14	16	11	39	15	21	18	33	6	14	11	23	6	17	6	13	0	0	0	0	0	0

Table 6B
Landlord Extension of Time Petitions • Yearly Trend

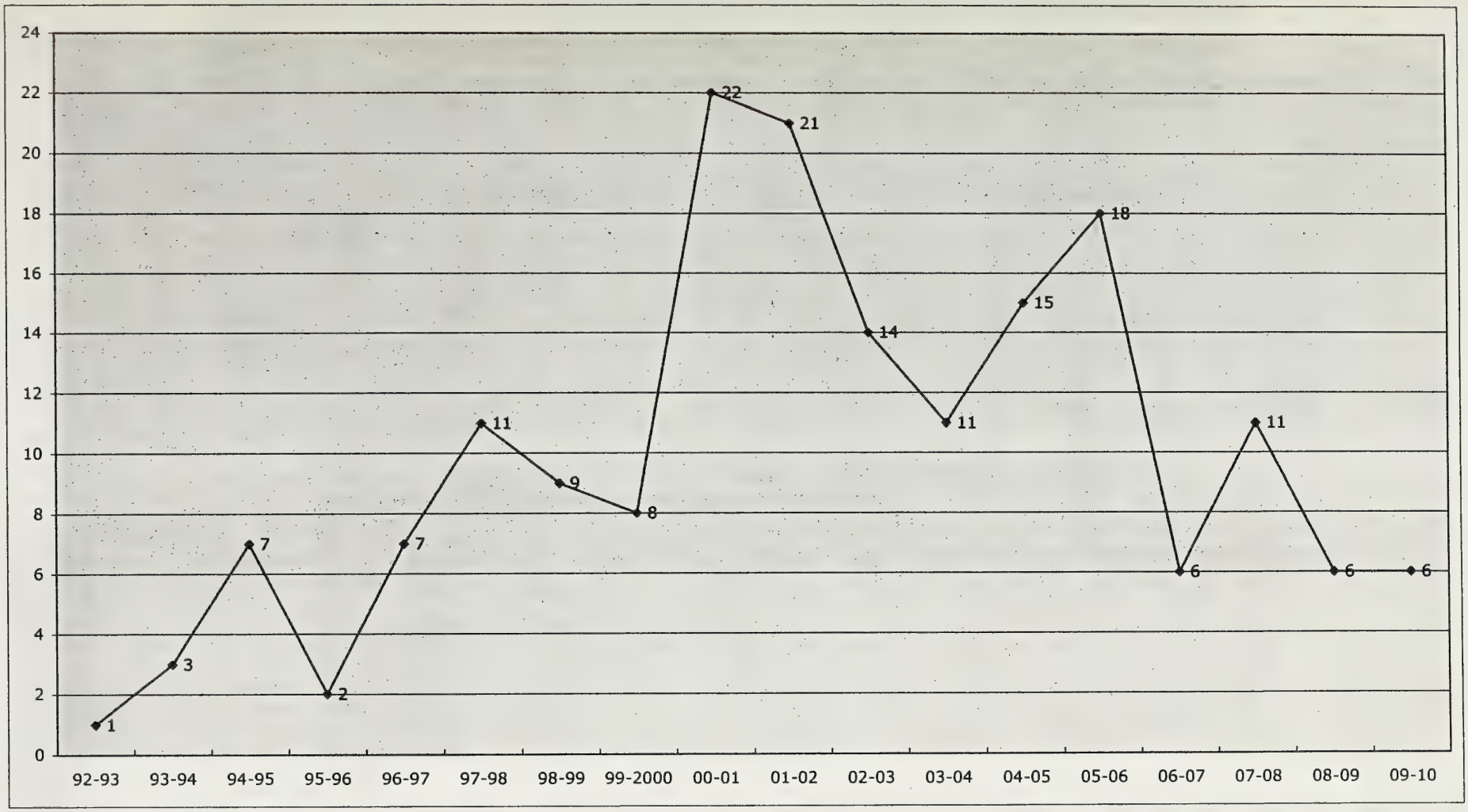


Table 7
Tenant in Occupancy Petitions (Regulation 1.21) • Yearly Trend

MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	9	9	10	10	3	3	2	2	5	5	9	9	9	10	8	8	2	2								
Aug.	14	14	1	1	3	3	7	7	8	8	6	6	3	3	2	2	0	0								
Sept.	7	7	4	4	3	3	2	2	6	6	3	3	1	1	3	3	1	1								
Oct.	9	9	4	4	2	2	6	6	4	4	0	0	5	7	0	0	2	2								
Nov.	9	9	3	3	1	1	4	4	6	6	5	5	3	3	3	3	5	5								
Dec.	6	6	1	1	3	3	1	1	6	6	6	6	0	0	2	2	3	3								
Jan.	4	4	1	1	3	3	2	2	2	2	7	7	0	0	3	3	2	2								
Feb.	7	7	4	4	4	4	1	1	4	4	2	2	2	2	5	5	0	0								
March	3	3	2	2	2	2	8	8	6	6	5	5	3	3	1	1	1	1								
April	11	11	4	4	6	6	4	4	4	4	9	9	1	1	1	1	1	1								
May	10	10	3	3	1	1	3	3	8	8	1	1	2	2	0	0	1	1								
June	4	4	8	8	4	4	3	3	6	6	4	4	0	0	2	2	0	0								
TOTALS	93	93	45	45	35	35	43	43	65	65	57	57	29	32	30	30	18	18	0	0	0	0	0	0	0	0

*Effective Date of Legislation: June 5, 2001

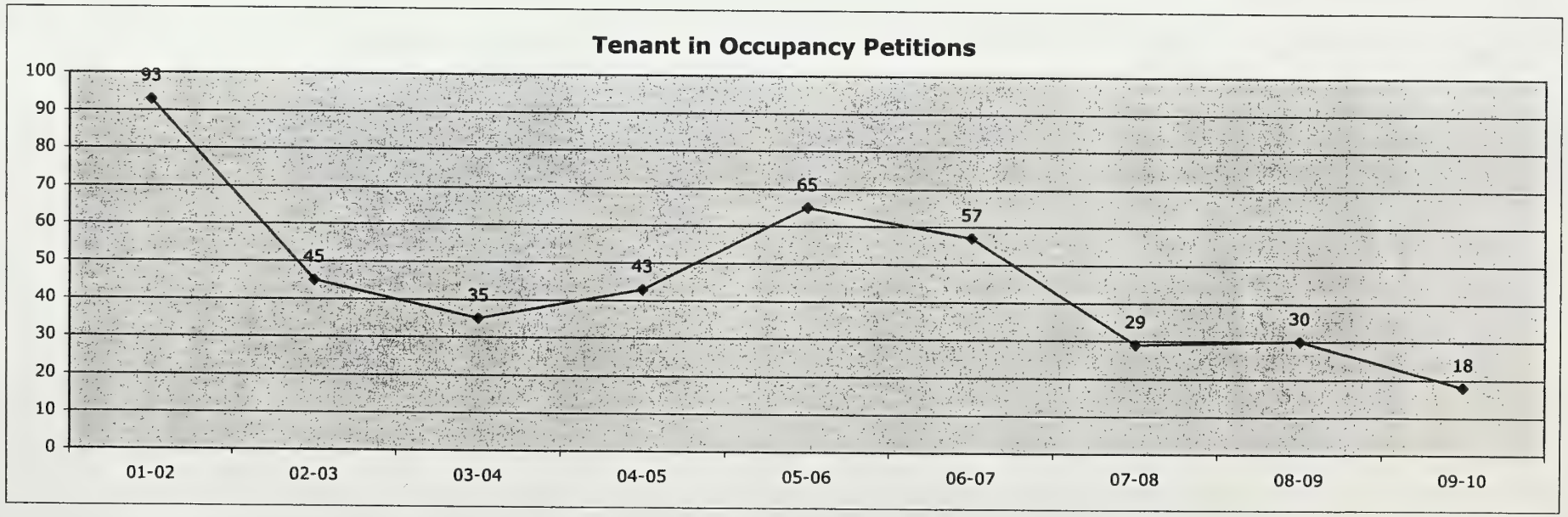


TABLE 8
Annual Eviction Notices • 2009-2010

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	9	7	11	8	8	9	4	7	8	9	3	2	85
Late-Pay	8	6	6	6	2	4	7	2	3	6	5	5	60
Breach	38	36	56	46	16	31	19	29	25	81	27	53	457
Nuisance	32	18	14	30	23	23	16	49	26	27	28	22	308
Illegal	10	9	0	5	1	3	0	4	2	2	1	3	40
Agreement	2	1	0	0	0	0	3	4	1	0	0	0	11
Access	2	1	0	4	1	1	4	1	2	10	2	3	31
Sub	3	1	1	3	2	3	0	3	1	1	1	0	19
Own-Occ	12	5	14	18	6	12	8	7	11	12	6	16	127
Condo	0	0	0	0	0	0	0	0	0	0	0	2	2
Demolition	2	3	4	2	4	2	1	4	0	0	1	1	24
Capital Imp.	1	3	0	3	0	1	11	1	1	0	0	0	21
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis	4	0	5	4	5	5	11	5	10	10	1	9	69
Roommate	1	3	1	2	1	4	2	4	1	3	3	5	30
Lead	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	3	2	8	10	2	14	8	12	7	8	6	8	88
TOTALS	127	95	120	141	71	112	94	132	98	169	84	129	1,372

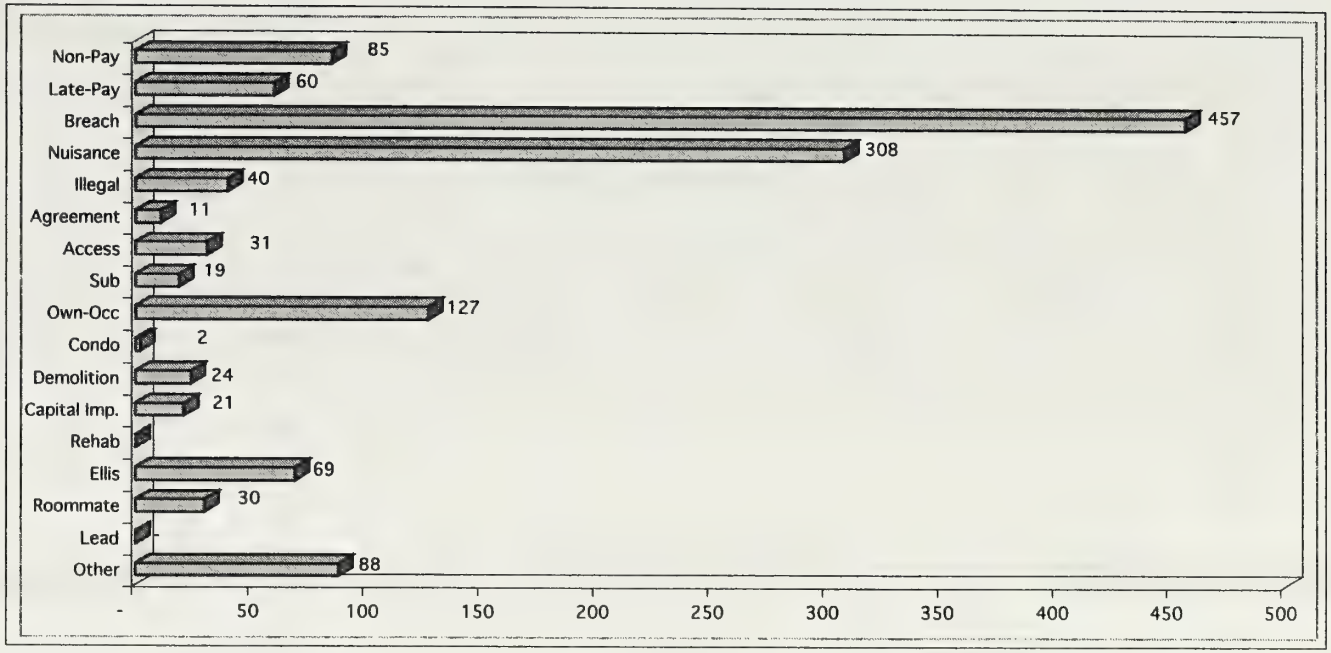


Table 8A - 1
Annual Eviction Notices • Yearly Trend

	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04
Non-Pay	130	175	107	123	137	96	101	133	125	132	142	143	150	111	109	89	114
Late-Pay	80	53	98	88	60	72	50	40	49	85	100	101	93	86	57	65	62
Breach	9	90	204	183	158	136	133	104	172	290	327	344	327	398	329	236	274
Nuisance	185	207	231	227	205	215	159	204	236	247	258	247	278	256	283	247	285
Illegal	0	6	16	9	11	11	15	9	53	16	17	24	32	27	41	18	25
Agreement	71	21	18	17	114	3	0	0	0	0	2	4	6	2	2	1	0
Access	5	11	8	12	13	8	5	11	1	0	18	12	14	9	6	9	4
Sub	40	28	74	96	40	34	12	25	34	67	90	168	84	30	4	13	11
Own-Occ	522	564	545	469	356	293	344	361	481	1075	1410	1200	937	991	594	422	364
Condo				1	0	0	0	0	1	1	1	0	6	5	5	7	3
Demolition	0	4	14	13	13	12	12	33	36	53	77	39	43	84	88	94	73
Capital Imp.	76	149	47	30	30	10	33	8	18	53	44	24	80	58	47	64	69
Rehab	67	114	16	13	13	1	4	7	10	38	35	26	14	7	8	2	0
Ellis	26	18	3	4	4	0	0	0	0	3	12	206	440	274	83	115	228
Roommate	7	15	24	38	38	10	20	30	49	71	119	104	146	130	94	73	57
Lead	80	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Other		82	67	57	57	73	77	104	103	160	194	90	110	69	37	31	30
TOTALS	1,298	1,537	1,472	1,380	1,249	974	965	1,069	1,368	2,291	2,846	2,732	2,761	2,538	1,787	1,486	1,599

	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Non-Pay	86	103	99	98	129	85				
Late-Pay	49	60	72	88	88	60				
Breach	246	271	294	424	376	457				
Nuisance	274	310	310	317	279	308				
Illegal	21	49	39	39	31	40				
Agreement	0	0	1	9	4	11				
Access	5	11	15	20	14	31				
Sub	15	19	24	13	18	19				
Own-Occ	288	248	210	161	143	127				
Condo	7	1	4	2	3	2				
Demolition	66	48	47	39	29	24				
Capital Imp.	70	83	58	56	24	21				
Renab	1	5	0	0	0	0				
Ellis	330	248	210	265	99	69				
Roommate	49	39	42	19	30	30				
Lead	7	0	1	2	3	0				
Other	40	41	49	48	45	88				
TOTALS	1,554	1,536	1,475	1,600	1,315	1,372	0	0	0	0

Table 8A - 2
Annual Eviction Notices • Yearly Trend

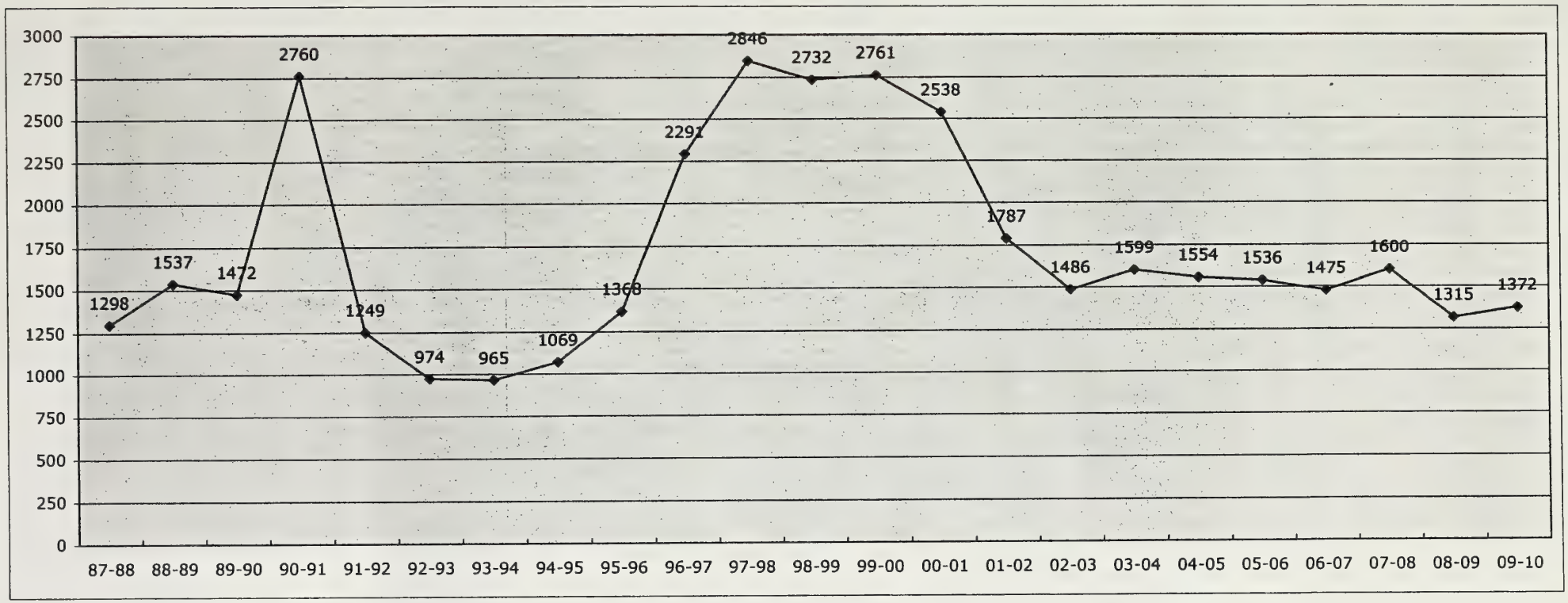


Table 8B

Annual OMI Eviction Notices by Zip Code • 2009-2010

Neighborhood	ZipCode	July	Aug.	Sept.	Oct	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)							1						1
S. of Market	(03)				1					1				2
94104	(04)													0
94105	(05)													0
Potrero	(07)			1		1							1	3
Chinatown	(08)													0
Tenderloin	(09)	1	1	2		1					1			6
Mission	(10)	2	1	3	2		2	3		2	2		2	19
Fin. District	(11)													0
Ingleside	(12)	2			1	1		1		1			2	8
Eureka Valley	(14)			1	1		2					2	1	7
Western Addition	(15)				1				1				1	3
Parkside	(16)				2	1			1	1	1		1	7
Haight-Ashbury	(17)	2	1	3	2	1	2		1	2	4		1	19
Inner Richmond	(18)	1			2		1					1	1	6
Outer Richmond	(21)			1	1		1		1	2			1	7
Sunset	(22)	1	2	2	4		1	1			1	1	1	14
Marina	(23)	1		1	1				1	1	1	1	1	8
Bayview	(24)									1	1		1	3
West Portal	(27)								2					2
Diamond Heights	(31)	1				1	1	2					1	6
Lake Merced	(32)													0
North Beach	(33)	1					1				1	1		4
Portola	(34)						1						1	2
TOTALS		12	5	14	18	6	12	8	7	11	12	6	16	127

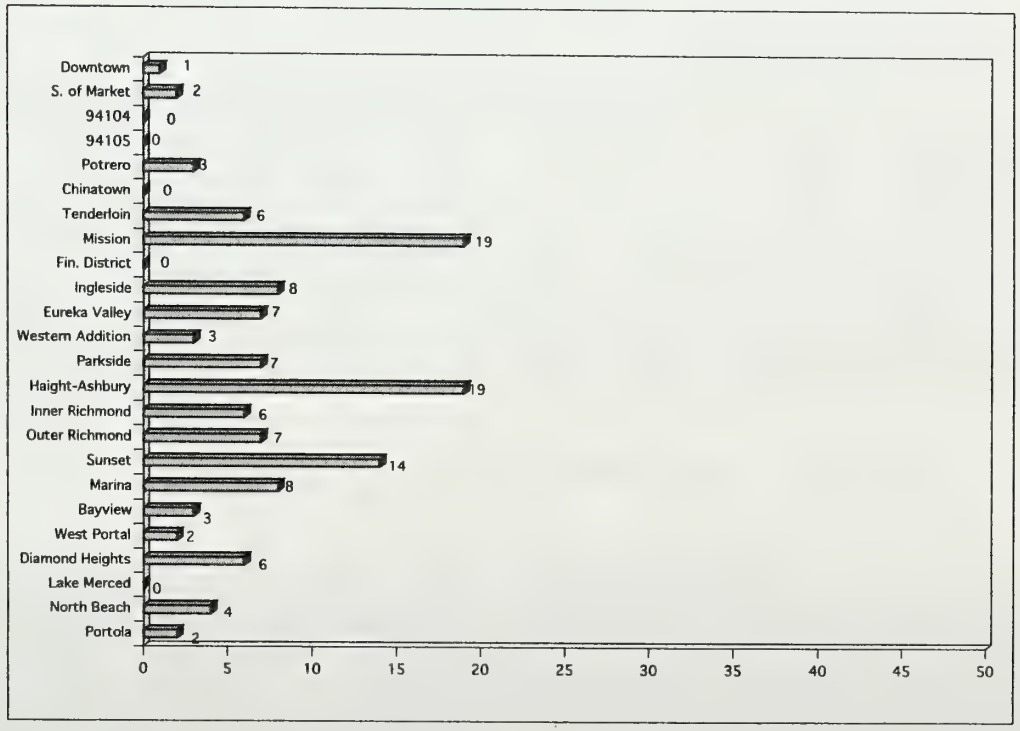
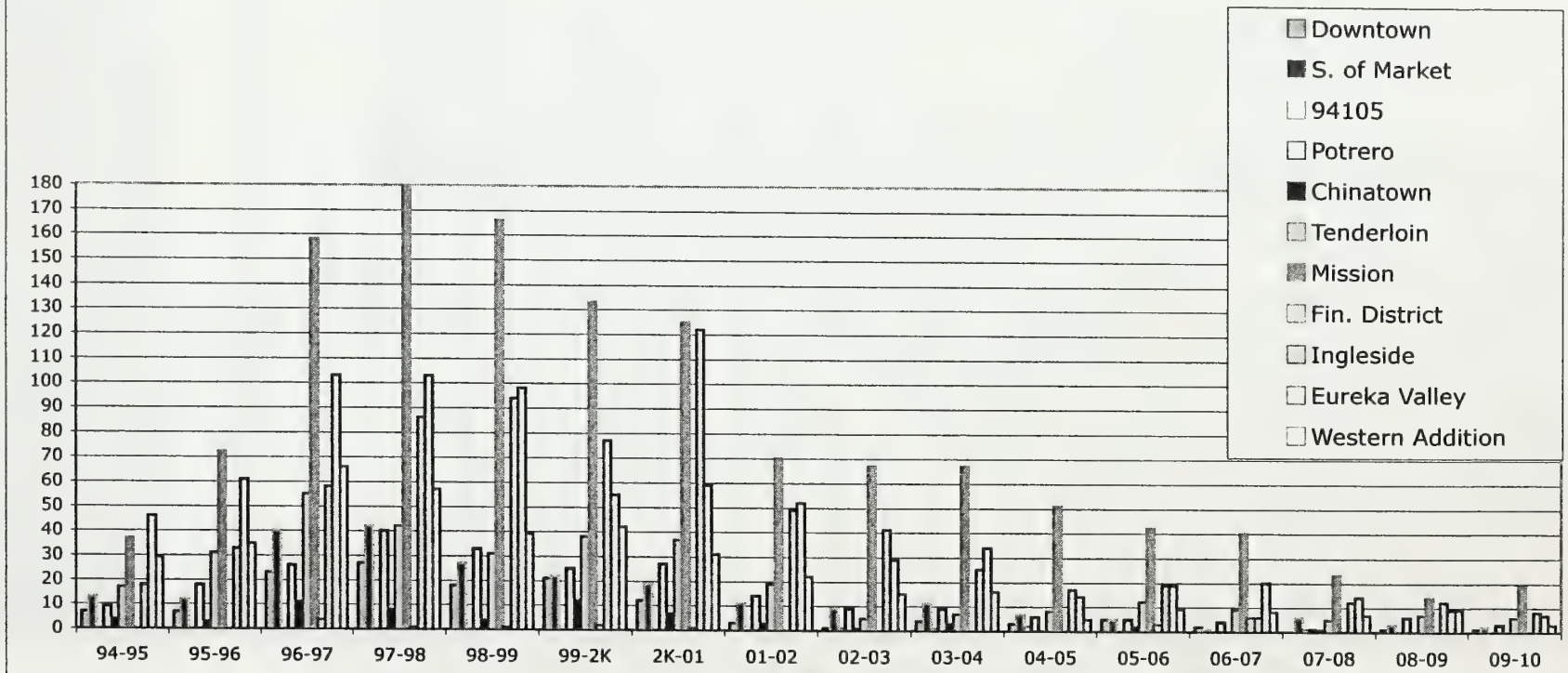


Table 8C

OMI Eviction Notices • Yearly Trend by Zip Code

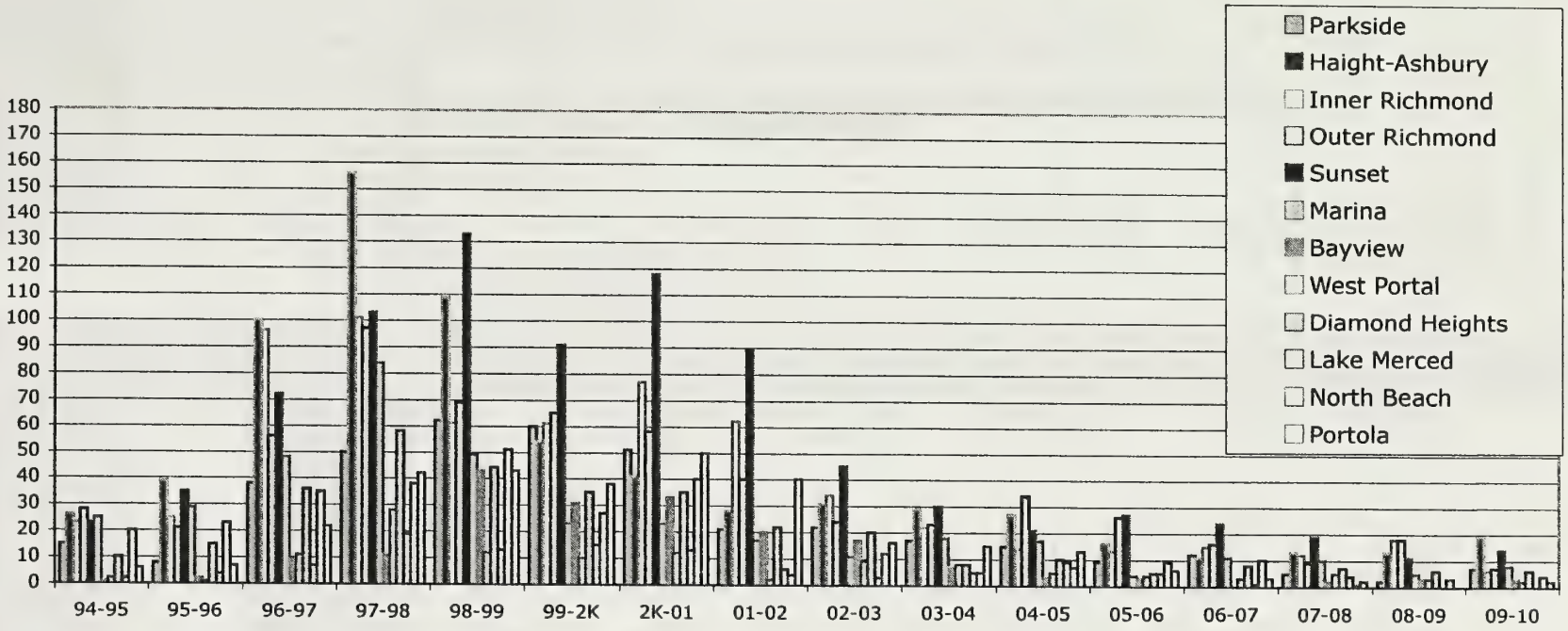
Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	5	2	0	1	1
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	5	1	6	3	2
94105	(05)	0	0	0	0	0	0	0	0	1	1	2	0	0	1	0	0
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	5	4	1	6	3
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	2	0	1	0	0
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	12	9	5	7	6
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	42	40	23	14	19
Fin. District	(11)			4	1	1	2	1	0	0	0	0	3	6	0	0	0
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	19	6	12	12	8
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	19	20	14	9	7
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	9	8	7	9	3
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	9	12	5	2	7
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	16	11	13	13	19
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	13	15	12	18	6
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	26	16	9	18	7
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	27	24	19	11	14
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	4	11	10	5	8
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	3	0	2	3	3
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	4	3	5	3	2
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	5	8	7	6	6
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	5	1	4	0	0
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	9	10	1	3	4
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	6	3	2	0	2
TOTALS		361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159	143	127

Table 8D-part 1
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2009/10



* Original Table in Color is on Rent Board website.

Table 8D-part 2
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2009/10



* Original Table in Color is on Rent Board website.

Table 9
Report of Alleged Wrongful Eviction by Zip Code • 2009-2010

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	3	1	3	2	2	4	1	3		1	3	1	24
S. of Market	(03)	6	3	1	1	3	3	1	1	2			2	23
94104	(04)						1							1
94105	(05)													0
Potrero	(07)		2	2		2			1		1	3		11
Chinatown	(08)	1	1		1		3	4				1	2	13
Tenderloin	(09)	3	4	3	1	1	1	2	1	3	4	5	1	29
Mission	(10)	5	4	7	4		5	7	5	2	4	5	5	53
Fin. District	(11)											1		1
Ingleside	(12)	5	1	2	4	3	3	5	4	1	9	3	3	43
Eureka Valley	(14)			4	1	1			2	3	2		2	15
Western Addition	(15)	1		1	1	1	3	2	1		2	1	2	15
Parkside	(16)	2	1			1	1	4	1	1	1	2	2	16
Haight-Ashbury	(17)	2	1		1	3	3	2	3	5	1	5	3	29
Inner Richmond	(18)	2	1		2			3		2	1	2	3	16
Outer Richmond	(21)	2	4	1	5	3	4	3	3	2	1		1	29
Sunset	(22)	6	4	3	1	1	6	1	1		1	6	4	34
Marina	(23)	2	2	1	2	2		2	3	1	1	1	1	18
Bayview	(24)	3	4	4	2	1	1		3	1	2	2	3	26
West Portal	(27)	1		1			1	1	1	1	2	1	1	10
Diamond Heights	(31)			2			3			1	2	2	1	11
Lake Merced	(32)	1	1	1	1	3	1	1			1	2		12
North Beach	(33)	1		3		2	1		1	1			3	12
Portola	(34)		1	1			2	1		1	1	3	1	11
TOTALS		46	35	40	29	29	46	40	34	27	37	48	41	452

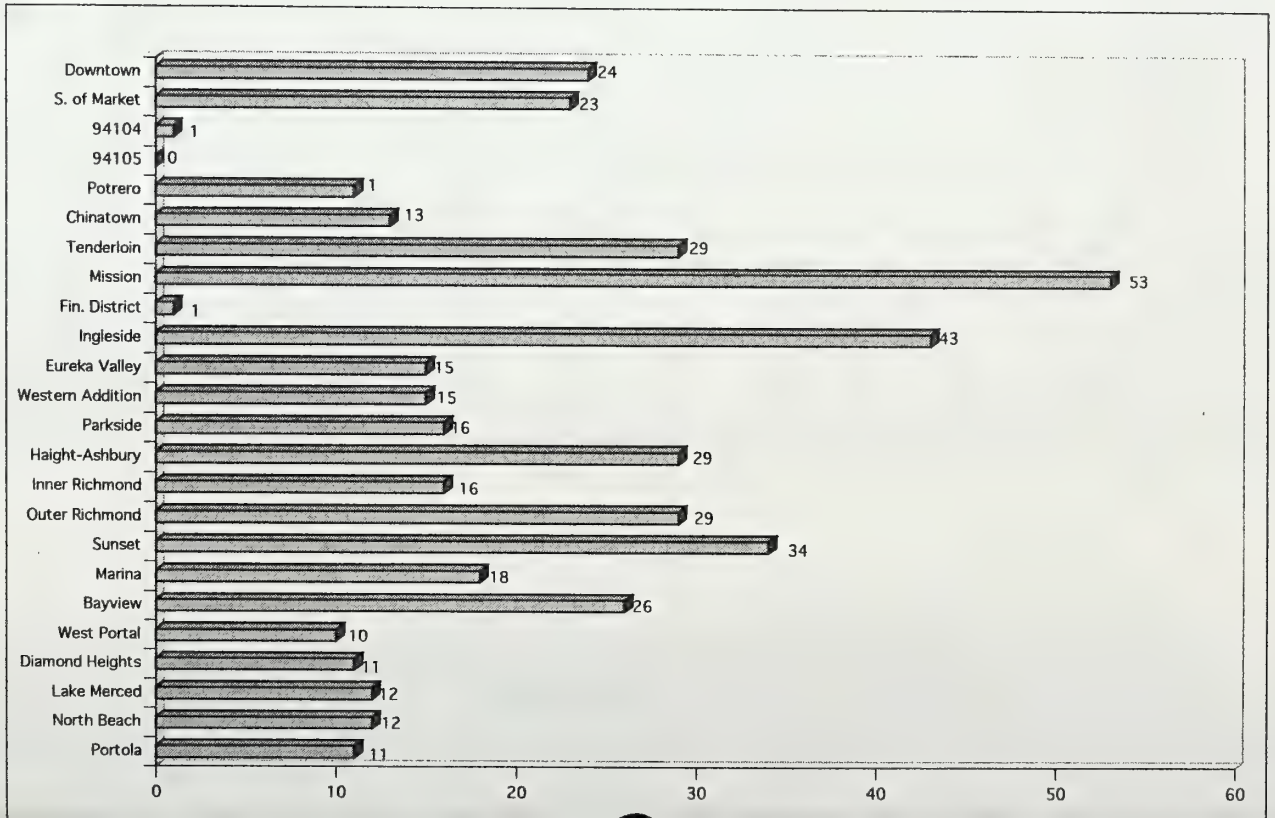


Table 9A
Report of Alleged Wrongful Eviction • Yearly Trend

MONTH	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
July	95	81	61	17	29	26	24	19	29	20	41	73	62	59
Aug.	95	68	45	30	37	24	13	14	31	34	35	49	72	81
Sept.	71	73	36	25	26	10	20	19	24	26	34	57	71	110
Oct.	91	75	41	26	15	18	18	21	14	19	24	66	73	79
Nov.	58	50	34	18	12	13	17	23	12	28	25	53	76	86
Dec.	70	38	43	35	20	21	14	22	19	25	31	47	66	60
Jan.	70	54	37	22	24	23	18	13	38	12	34	57	92	76
Feb.	58	56	28	22	26	27	23	16	25	28	41	53	73	62
March	88	51	29	30	28	21	23	18	29	20	36	53	63	91
April	76	40	26	19	24	24	16	18	31	28	58	85	76	69
May	49	52	18	51	27	25	29	18	15	33	69	66	73	93
June	66	42	41	24	24	23	14	28	18	29	55	78	81	83
TOTALS	887	680	439	319	292	255	229	229	285	302	483	737	878	949

MONTH	Year 99-00	Year 00-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
July	86	75	66	44	41	32	31	28	41	53	46			
Aug.	78	122	65	51	35	30	42	53	53	38	35			
Sept.	67	90	51	60	35	17	45	51	50	41	40			
Oct.	89	72	51	29	26	32	42	28	47	53	29			
Nov.	86	58	43	32	27	29	35	46	48	38	29			
Dec.	83	58	42	28	22	14	37	28	37	34	46			
Jan.	78	64	48	39	39	25	31	29	26	44	40			
Feb.	91	75	38	36	45	15	30	48	44	37	34			
March	77	72	45	34	36	33	36	36	55	38	27			
April	87	88	43	36	36	33	39	43	55	43	37			
May	88	60	45	37	37	39	29	35	41	30	48			
June	81	61	46	27	29	58	48	41	34	39	41			
TOTALS	991	895	583	453	408	357	445	466	531	488	452	0	0	0

Table 9B
Report of Alleged Wrongful Eviction • Yearly Trend

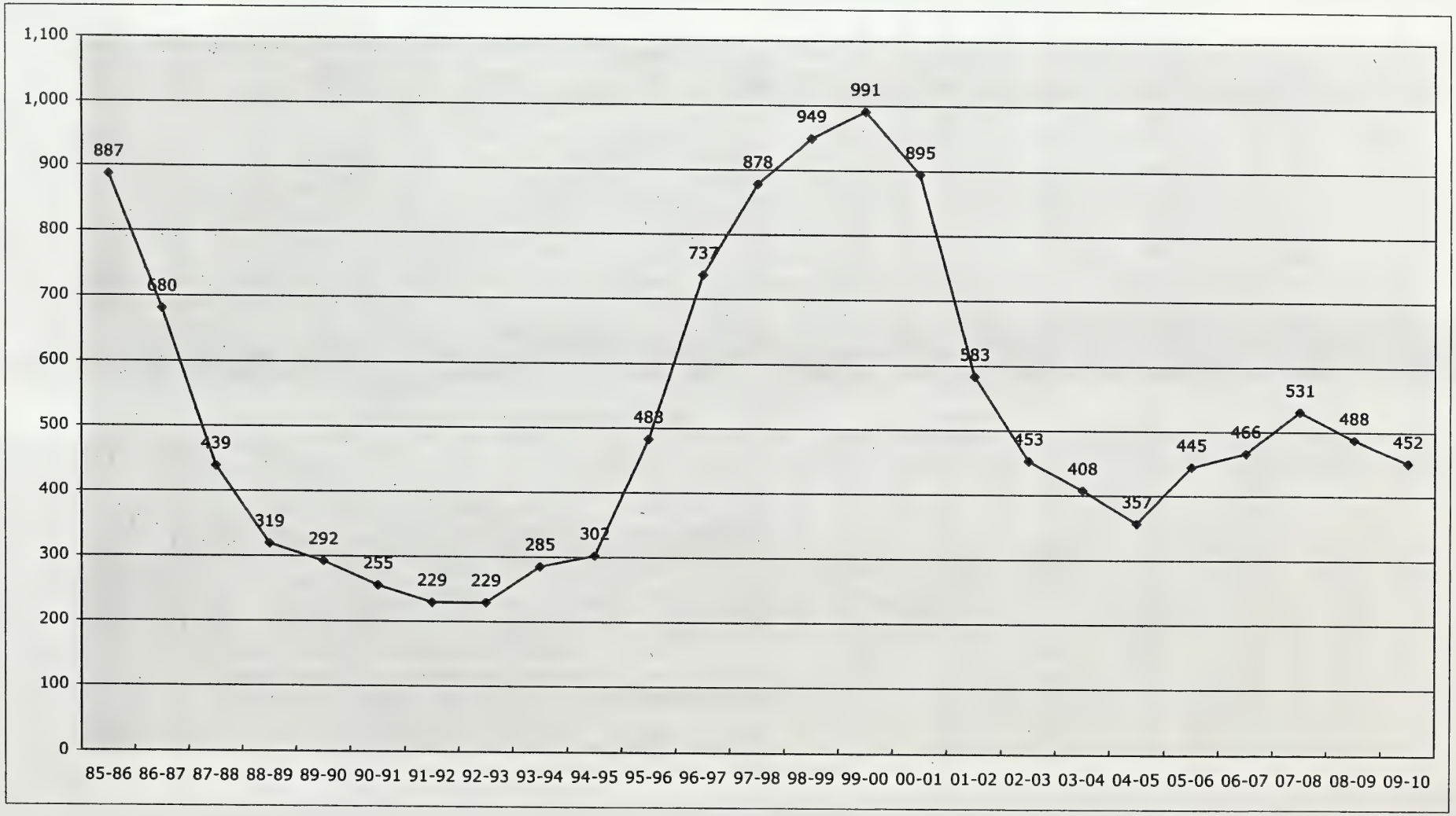


Table 9C

Report of Alleged Wrongful Eviction • Yearly Trend by Zip Code

Neighborhood	Zip	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
Downtown	(02)	36	38	35	11	18	14	12	15	28	16	31	35	53	45
S. of Market	(03)	44	27	20	10	31	19	9	18	24	13	33	35	41	43
94104	(04)	0	1	0	0	0	0	0	1	0	0	2	0	0	0
94105	(05)	0	1	0	0	1	0	0	0	4	1	0	1	0	1
Potrero	(07)	20	18	10	10	10	5	5	4	4	5	10	8	11	18
Chinatown	(08)	17	15	6	12	3	1	4	2	6	6	9	11	8	7
Tenderloin	(09)	92	86	44	36	20	21	27	24	20	21	33	69	56	64
Mission	(10)	135	99	65	53	39	42	40	39	42	53	77	121	152	175
Fin. District	(11)	1	0	2	1	1	1	1	1	2	1	0	2	1	3
Ingleside	(12)	36	22	19	12	13	12	13	14	16	27	46	51	75	87
Eureka Valley	(14)	68	39	35	21	24	17	14	10	26	29	26	58	45	59
Western Addition	(15)	58	38	23	20	15	10	12	18	9	10	27	36	40	34
Parkside	(16)	16	11	11	5	4	5	5	5	7	13	11	7	30	28
Haight-Ashbury	(17)	91	59	37	49	32	30	16	14	32	24	34	60	79	76
Inner Richmond	(18)	47	26	26	15	18	17	8	10	13	13	22	37	40	44
Outer Richmond	(21)	41	35	18	10	10	14	14	10	4	8	25	26	44	46
Sunset	(22)	47	41	23	11	15	16	15	15	11	10	24	50	47	59
Marina	(23)	31	33	14	11	18	8	7	7	4	11	16	16	29	26
Bayview	(24)	13	20	6	1	0	2	1	3	6	12	7	22	17	32
West Portal	(27)	2	2	0	2	0	0	1	1	1	3	3	5	11	10
Diamond Heights	(31)	28	18	14	12	3	9	4	7	10	6	13	35	38	18
Lake Merced	(32)	13	9	6	1	3	3	4	5	1	4	9	12	9	18
North Beach	(33)	34	31	15	7	6	9	10	3	6	11	12	21	23	26
Portola	(34)	17	10	10	8	4	4	7	3	9	5	13	19	29	30
TOTALS		887	679	439	318	288	259	229	229	285	302	483	737	878	949

Neighborhood	Zip	Year 99-2K	Year 2K-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
Downtown	(02)	46	44	25	29	23	23	27	24	29	33	24			
S. of Market	(03)	48	44	21	31	25	22	28	21	19	25	23			
94104	(04)	0	0	0	0	0	0	0	0	8	0	1			
94105	(05)	2	0	0	0	1	0	0	0	0	1	0			
Potrero	(07)	20	19	8	6	5	7	2	8	11	8	11			
Chinatown	(08)	15	12	6	11	12	6	10	8	8	7	13			
Tenderloin	(09)	85	55	47	27	33	31	46	32	45	31	29			
Mission	(10)	171	144	78	48	58	52	69	47	61	51	53			
Fin. District	(11)	2	2	0	2	1	1	1	2	6	1	1			
Ingleside	(12)	91	85	60	45	45	27	29	59	49	66	43			
Eureka Valley	(14)	49	43	27	16	18	13	17	30	24	20	15			
Western Addition	(15)	41	29	20	19	14	12	15	12	19	18	15			
Parkside	(16)	28	24	21	24	12	20	14	14	24	22	16			
Haight-Ashbury	(17)	66	74	52	26	23	25	40	35	35	41	29			
Inner Richmond	(18)	51	43	32	30	17	13	13	25	24	20	16			
Outer Richmond	(21)	54	46	32	19	12	18	29	27	27	14	29			
Sunset	(22)	65	65	54	34	22	21	26	26	43	29	34			
Marina	(23)	14	18	11	14	11	9	6	8	13	10	18			
Bayview	(24)	37	39	19	19	15	13	24	22	23	23	26			
West Portal	(27)	5	6	2	7	6	2	5	2	5	8	10			
Diamond Heights	(31)	17	17	21	7	11	9	9	14	10	14	11			
Lake Merced	(32)	16	14	6	9	6	12	13	11	19	14	12			
North Beach	(33)	27	28	12	16	14	10	12	29	15	10	12			
Portola	(34)	40	44	29	13	24	11	10	10	14	22	11			
TOTALS		990	895	583	452	408	357	445	466	531	488	452	0	0	0

Table 10
Tenant Appeals by Zip Code • 2009-2010

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Appeals
Downtown	(02)	1		1				1			2			5
S. of Market	(03)							1						1
94104	(04)													0
Potrero	(07)							1						1
Chinatown	(08)	3		2	2	2	2	3		1				15
Tenderloin	(09)	8	1	2			12		3		2	1	1	30
Mission	(10)	1	1	1		2		2		2			2	11
Fin. District	(11)													0
Ingleside	(12)													0
Eureka Valley	(14)	1		2		2			1	3				9
Western Addition	(15)	2				1	2	1	1					7
Parkside	(16)					1	1							2
Haight-Ashbury	(17)	2		1	1		1			1				6
Inner Richmond	(18)													0
Outer Richmond	(21)													0
Sunset	(22)					1				1				2
Marina	(23)		2		4			1	2					9
Bayview	(24)					1								1
West Portal	(27)													0
Diamond Heights	(31)				1	1								2
Lake Merced	(32)	5					2	1		2		2	5	17
North Beach	(33)	1			3	1		1	1	1				8
Portola	(34)													0
TOTALS		24	4	9	11	12	20	12	8	11	4	3	8	126

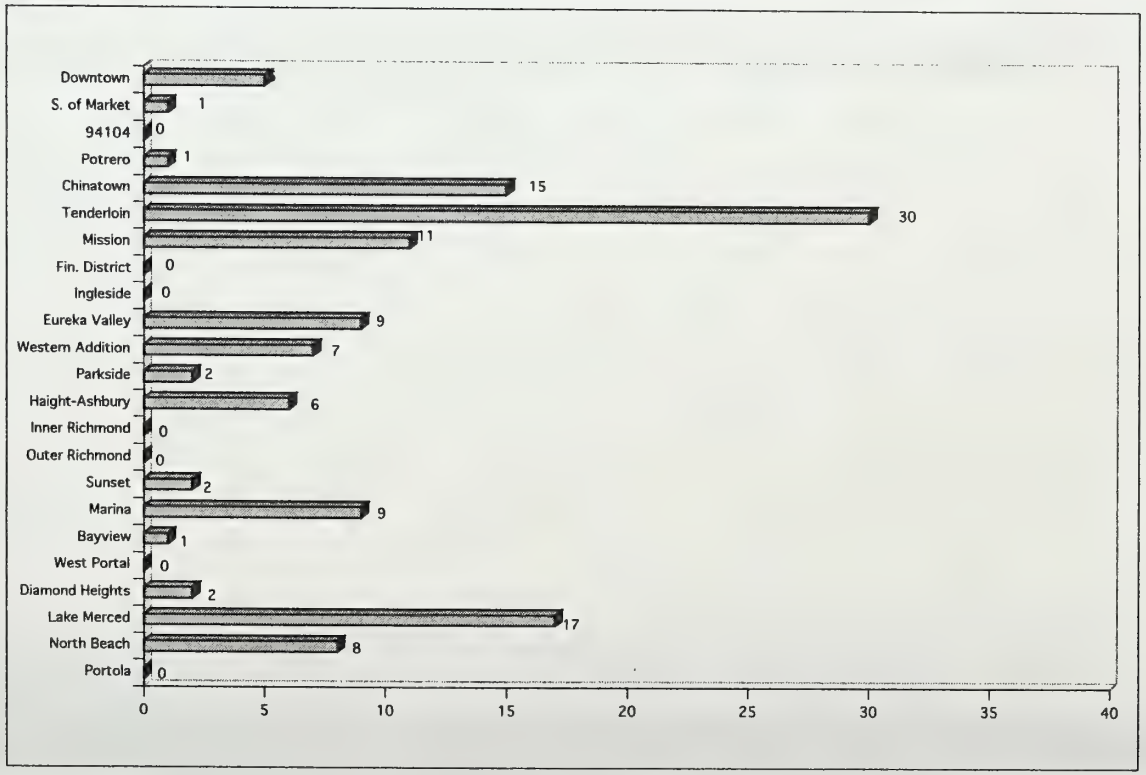


Table 10A
Tenant Appeals • Yearly Trend

MONTH	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97	FY 97-98	FY 98-99	FY 99-2K
July	9	10	12	14	0	9	9	2	23	2	3	10	5	8
Aug.	35	19	10	25	8	10	8	6	6	10	40	8	3	16
Sept.	38	7	13	24	9	3	5	10	10	5	5	17	7	14
Oct.	13	6	5	5	4	50	34	5	10	3	6	2	9	12
Nov.	10	6	17	2	5	9	8	5	8	4	6	2	5	26
Dec.	6	34	56	3	18	3	11	8	23	10	6	8	12	13
Jan.	14	20	4	24	5	5	3	1	1	0	18	4	2	4
Feb.	13	6	9	12	19	16	0	7	1	13	21	2	7	5
March	22	10	80	17	4	8	5	35	7	14	6	23	12	8
April	4	6	6	11	9	22	13	16	270	1	8	7	16	23
May	5	2	4	15	5	6	6	15	46	3	2	5	11	5
June	5	10	6	5	16	13	8	12	6	35	3	163	8	13
TOTALS	174	136	222	157	102	154	110	122	411	100	124	251	97	147

MONTH	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July	7	4	51	26	6	10	2	9	9	24				
Aug.	13	6	7	29	12	4	10	4	4	4				
Sept.	11	8	22	8	4	2	7	5	6	9				
Oct.	14	13	70	10	23	4	5	1	3	11				
Nov.	17	9	11	6	4	10	6	11	3	12				
Dec.	24	0	97	4	0	6	9	8	2	20				
Jan.	5	63	6	5	5	4	11	4	68	12				
Feb.	15	7	4	10	78	6	14	5	13	8				
March	3	9	7	4	13	7	21	5	11	11				
April	51	13	16	10	6	15	38	14	4	4				
May	5	6	16	7	20	7	48	5	21	3				
June	4	11	7	7	8	5	4	7	9	8				
TOTALS	169	149	314	126	179	80	175	78	153	126	0	0	0	0

Table 10B
Tenant Appeals • Yearly Trend

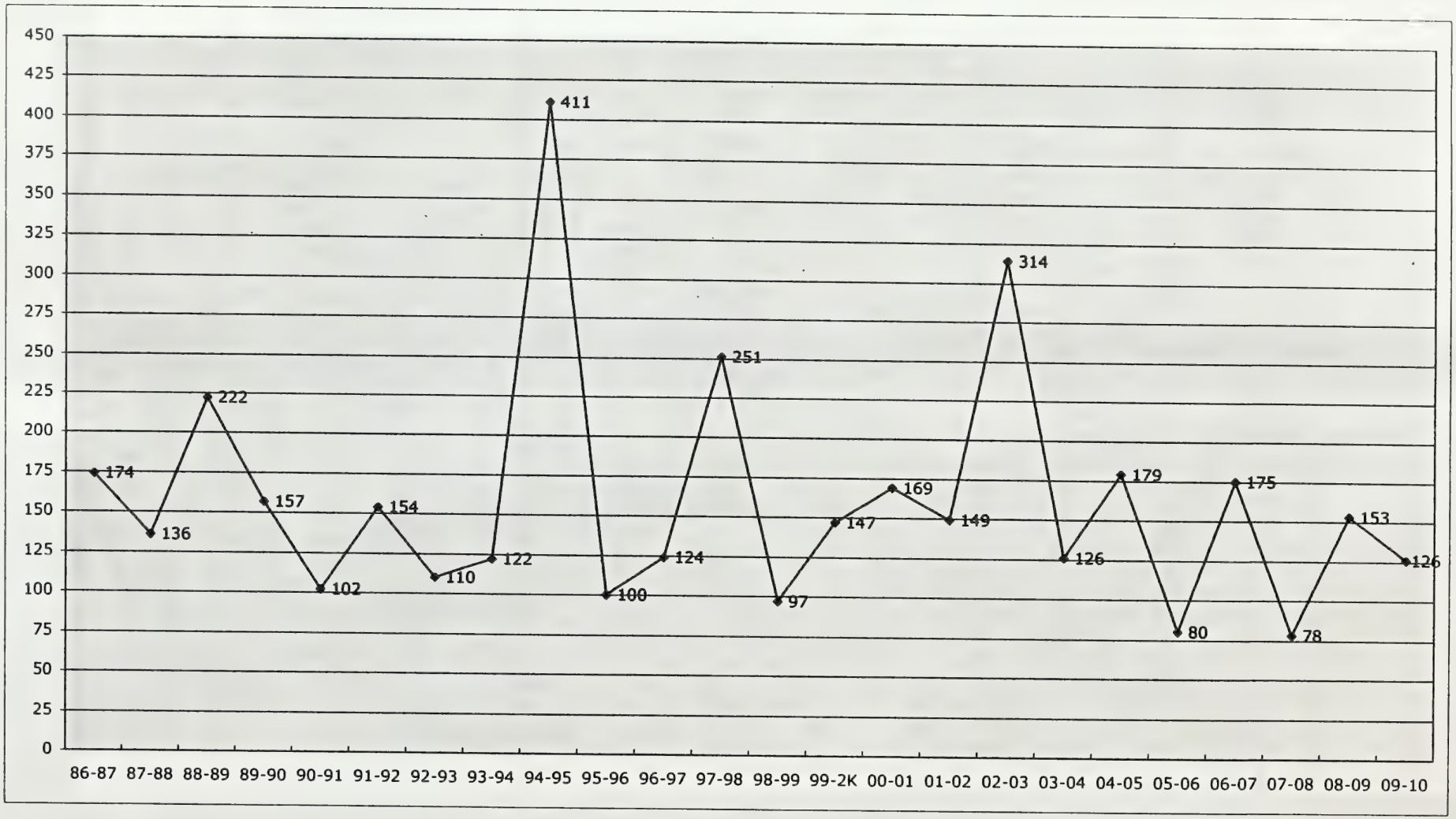


Table 11
Landlord Appeals by Zip Code • 2009-2010

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)							1	1											3	3					4	4
S. of Market	(03)							1	1																	1	1
94104	(04)																									0	0
Potrero	(07)									1	1															1	1
Chinatown	(08)							1	1			2	2													3	3
Tenderloin	(09)					1	1													1	1					2	2
Mission	(10)			1	1											1	1									2	2
Fin. District	(11)																									0	0
Ingleside	(12)			1	1	2	2					1	1									1	1			5	5
Eureka Valley	(14)	1	1			2	2					1	2					1	1			1	1			6	7
Western Addition	(15)																									0	0
Parkside	(16)																									0	0
Haight-Ashbury	(17)																	1	1							1	1
Inner Richmond	(18)							1	1											2	2					3	3
Outer Richmond	(21)							2	2	1	1															3	3
Sunset	(22)			1	1			1	1	1	1									1	1					4	4
Marina	(23)																									0	0
Bayview	(24)																									0	0
West Portal	(27)													1	1											1	1
Diamond Heights	(31)	1	1											1	1											2	2
Lake Merced	(32)																									0	0
North Beach	(33)	2	2													1	1	2	2							5	5
Portola	(34)																									0	0
TOTALS		4	4	3	3	5	5	7	7	3	3	4	5	2	2	2	2	4	4	7	7	2	2	0	0	43	44

Table 11A
Landlord Appeals • Yearly Trend

MONTH	FY 88-89		FY 89-90		FY 90-91		FY 92-93		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-2000	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	11	11	7	46	9	9	9	30	9	30	6	7	13	28	3	5	5	5	12	14	5	5	8	11
Aug.	16	23	11	20	5	13	6	9	6	9	6	48	9	30	3	4	9	47	6	12	7	7	9	14
Sept.	7	11	6	6	12	24	3	3	3	3	11	15	11	12	6	14	9	10	0	0	6	6	10	14
Oct.	8	13	8	19	9	9	11	12	11	12	7	12	5	6	11	26	1	15	5	11	5	12	6	9
Nov.	15	29	1	1	6	8	9	11	9	11	6	6	5	5	5	5	4	5	0	0	5	5	13	21
Dec.	16	25	7	12	6	6	3	3	3	3	9	16	3	4	4	5	10	35	10	19	2	3	10	22
Jan.	15	52	6	39	9	13	3	3	3	3	5	7	3	3	1	1	3	5	5	31	7	20	2	2
Feb.	7	11	10	26	7	12	4	22	4	22	7	11	2	28	9	15	8	19	2	2	10	10	6	10
March	13	55	4	8	8	14	3	4	3	4	1	32	4	5	8	21	2	12	2	2	7	11	10	13
April	8	10	12	13	13	14	5	5	5	5	7	99	5	8	4	4	6	16	5	47	9	28	4	5
May	10	12	21	31	5	5	5	9	5	9	13	56	6	12	4	4	5	6	6	6	6	19	4	4
June	7	11	13	16	9	37	10	10	10	10	4	4	2	6	3	5	9	16	4	4	5	7	7	19
TOTALS	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109	71	191	57	148	74	133	89	144

MONTH	FY 00-01		FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	6	2	2	5	20	4	4	3	3	3	4	2	2	5	155	3	3	4	4				
Aug.	10	23	8	8	8	9	5	6	5	25	4	5	4	37	4	4	6	14	3	3				
Sept.	6	22	7	10	8	13	3	8	1	1	4	4	7	9	4	4	4	5	5	5				
Oct.	10	25	4	10	7	111	9	9	6	6	3	3	6	236	3	5	5	6	7	7				
Nov.	9	59	5	11	5	5	8	8	4	4	1	1	2	3	6	6	6	6	3	3				
Dec.	2	2	0	0	6	9	7	7	0	0	6	6	2	23	5	6	6	9	4	5				
Jan.	1	1	7	14	6	25	2	6	4	4	4	4	4	4	1	12	1	1	2	2				
Feb.	6	11	4	9	1	1	3	3	10	164	1	1	5	44	7	21	7	8	2	2				
March	7	7	5	6	3	6	4	4	5	5	5	7	4	4	2	6	12	68	4	4				
April	3	60	2	2	10	21	6	6	3	3	4	6	0	0	7	9	4	7	7	7				
May	7	12	7	7	7	11	4	15	4	5	4	4	5	5	10	10	7	7	2	2				
June	4	4	3	3	3	3	20	31	27	564	6	36	3	8	1	3	6	7	0	0				
TOTALS	68	232	54	82	69	234	75	107	72	784	45	81	44	375	55	241	67	141	43	44	0	0	0	0

Table 11B
Landlord Appeals • Yearly Trend

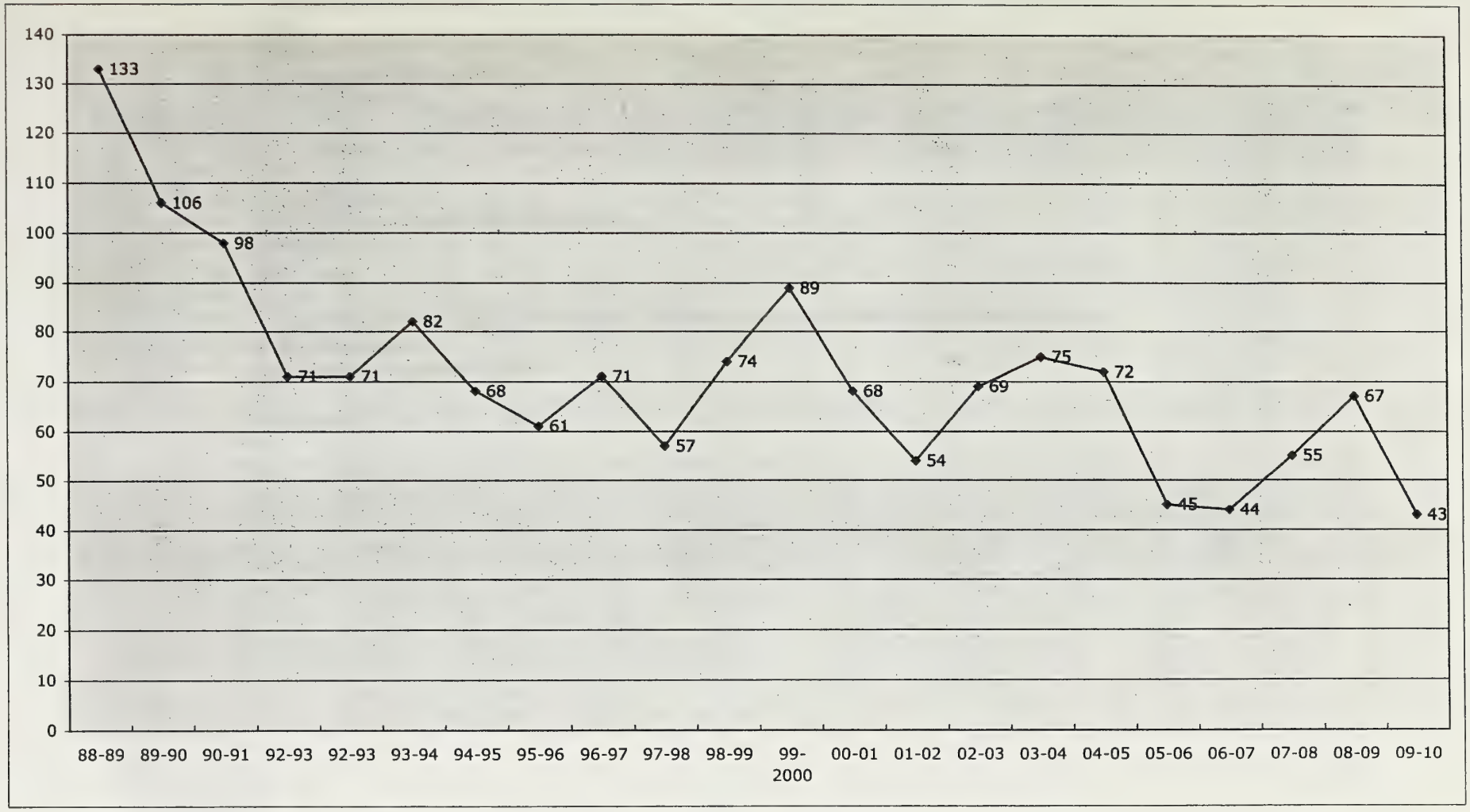


Table 12
Ellis Petitions by Zip Code • 2009-2010

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																									0	0
94104	(04)																									0	0
Potrero	(07)													1	2											1	2
Chinatown	(08)													1	7											1	7
Tenderloin	(09)											1	3											1	1	2	4
Mission	(10)							2	3	1	2			1	2	1	2	1	9	1	2					7	20
Fin. District	(11)																									0	0
Ingleside	(12)					1	2																			1	2
Eureka Valley	(14)																			1	2					1	2
Western Addition	(15)																							2	9	2	9
Parkside	(16)															1	1	1	1			1	1			3	3
Haight-Ashbury	(17)																							1	1	1	1
Inner Richmond	(18)	1	12							1	6	2	4	1	2											5	24
Outer Richmond	(21)	1	4											1	6											2	10
Sunset	(22)																	1	2	1	2					2	4
Marina	(23)																			1	6					1	6
Bayview	(24)											1	2													1	2
West Portal	(27)																			1	1					1	1
Diamond Heights	(31)							1	1							1	4									2	5
Lake Merced	(32)																									0	0
North Beach	(33)																	1	6							1	6
Portola	(34)																									0	0
TOTALS		2	16	0	0	1	2	3	4	2	8	4	9	5	19	3	7	4	18	5	13	1	1	4	11	34	108

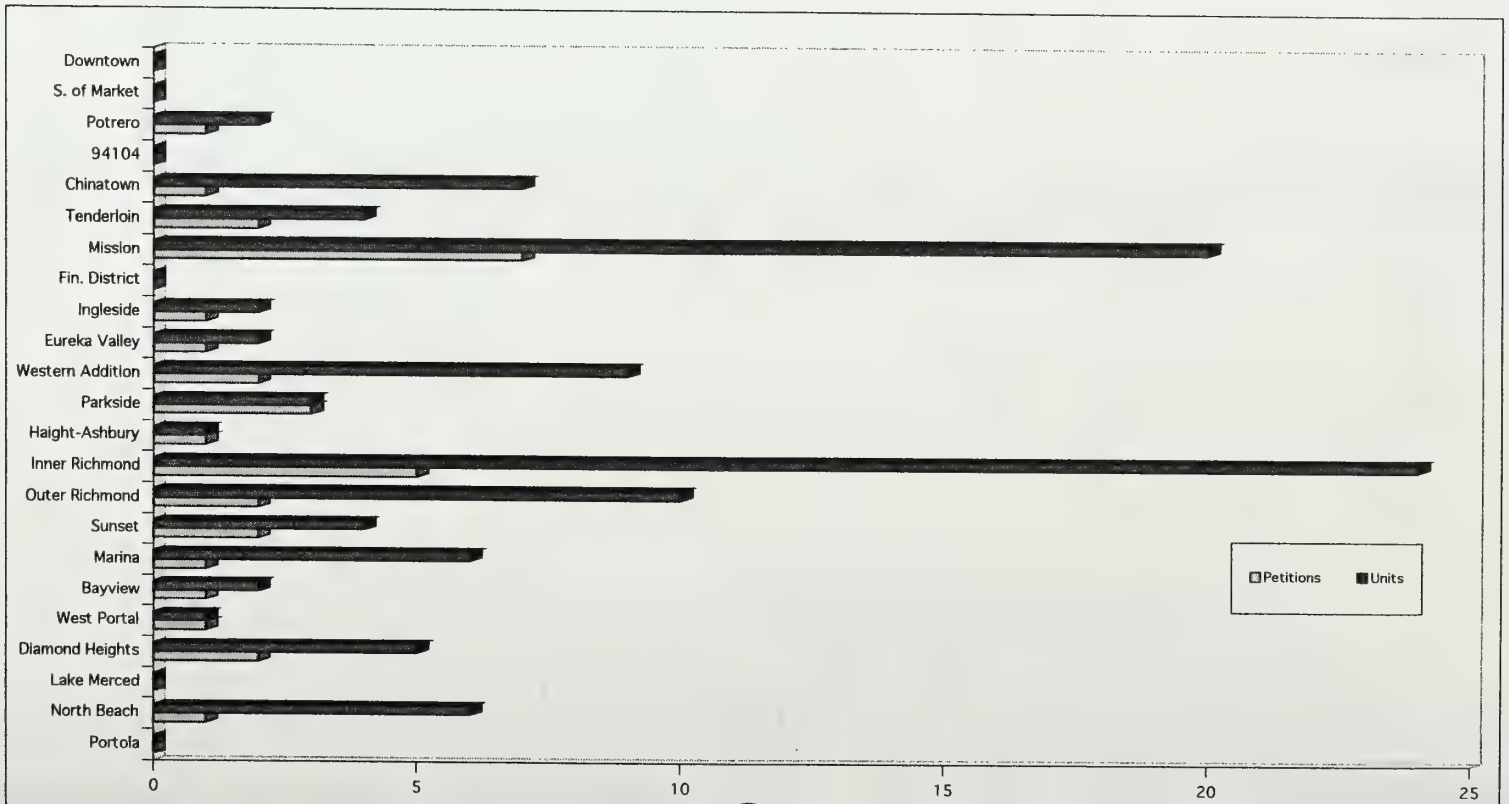


Table 12A
Ellis Petitions • Yearly Trend

MONTH	Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Total 95-96		Total 96-97		Total 97-98		Total 98-99	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	1	1			1	2					1	1							1	2			1	6	6	14
Aug.											1	9											2	3	5	12
Sept.			1	1	1	1			1	1					1	3					2	2			7	15
Oct.					1	4									1	4	1	1	1	1	1	2	1	4	19	41
Nov.	2	2	1	4													1	74					1	12	6	13
Dec.	1	1															1	1			1	2	1	2	11	26
Jan.							1	1															2	4	14	36
Feb.			1	1													2	5							14	47
March																			2	2			4	21	6	22
April									1	22									1	1	1	3			10	22
May					1	84											1	4	1	1	1	1	4	6	8	12
June	1	1			1	2			1	2			1	1	1	13			1	20			2	3	10	31
TOTALS	5	5	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27	6	10	18	61	116	291

MONTH	Total 99-2000		Total 00-01		Total 01-02		Total 02-03		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11		Total 11-12	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	12	46	9	26	2	8	5	13	2	4	16	48	14	57	7	28	7	15	6	27	2	16				
Aug.	15	33	16	38	4	14	11	40	5	10	12	41	8	30	6	33	8	43	3	20	0	0				
Sept.	20	42	9	24	7	24	7	28	7	21	13	43	6	17	9	37	9	38	5	19	1	2				
Oct.	39	377	3	9	9	21	4	16	7	18	10	25	7	31	9	22	6	36	5	14	3	4				
Nov.	15	42	13	24	6	18	5	14	14	46	10	31	5	11	11	40	5	22	4	15	2	8				
Dec.	48	139	4	8	2	4	5	15	8	43	4	12	5	20	9	40	13	53	3	28	4	9				
Jan.	0	19	11	37	1	3	10	42	14	38	10	42	9	58	5	14	6	28	1	6	5	19				
Feb.	8	18	8	15	4	13	3	8	11	37	11	31	4	12	3	7	7	28	6	27	3	7				
March	10	33	12	36	10	23	5	12	11	39	4	9	13	103	4	12	10	37	0	0	4	18				
April	8	31	15	37	6	11	8	25	9	30	2	5	12	42	8	28	6	31	0	0	5	13				
May	16	50	4	11	5	28	4	12	8	37	21	109	7	38	11	48	11	55	0	0	1	1				
June	17	70	6	16	6	21	3	8	11	29	18	84	10	35	7	21	4	7	3	9	4	11				
TOTALS	208	879	110	281	62	188	70	233	107	352	131	480	100	454	89	330	92	393	36	165	34	108	0	0	0	0

Table 12B
Ellis Petitions • Yearly Trend

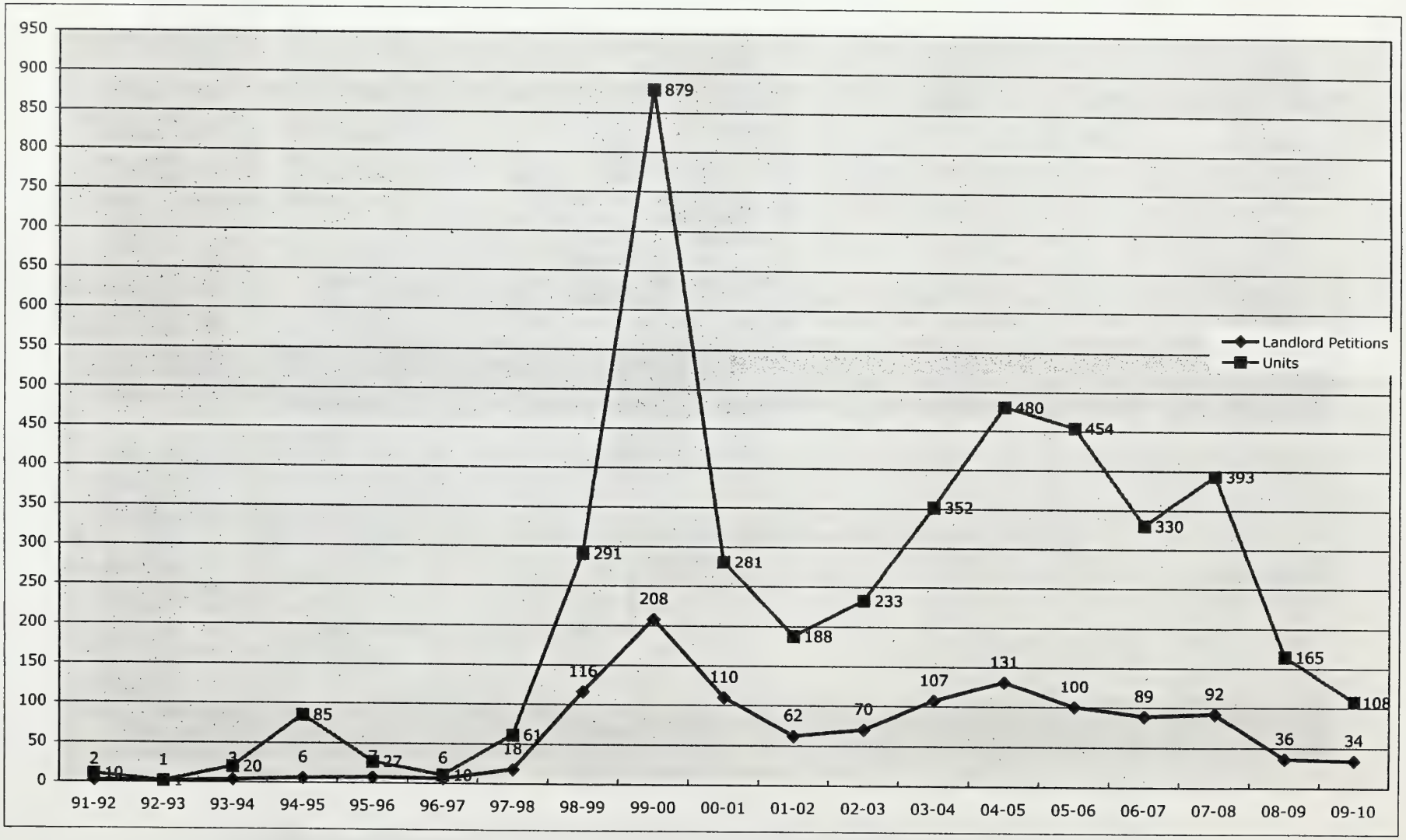


Table 13
Costa Hawkins Petitions • Yearly Trend

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July			2	2	1	1	4	4	0	0	6	6	2	2	1	1								
Aug.	3	3	3	3	3	3	3	3	3	3	6	6	7	7	1	1								
Sept.			1	1	2	2	4	4	3	3	5	5	1	1	1	1								
Oct.			2	2	0	0	10	10	4	4	2	2	5	5	4	4								
Nov.	1	1	1	1	3	3	2	2	5	5	6	6	3	3	0	0								
Dec.	1	1	0	0	4	4	2	2	1	1	2	2	2	2	2	2								
Jan.	1	1	3	3	2	2	2	2	2	2	2	2	3	3	1	1								
Feb.			0	0	1	1	2	2	1	1	3	3	0	0	1	1								
March			4	4	1	1	6	6	1	1	3	3	2	2	2	2								
April			2	2	4	4	2	2	3	3	3	3	4	4	3	3								
May	1	1	0	0	3	3	2	2	7	7	2	2	1	1	2	2								
June	1	1	1	1	1	1	4	4	1	1	2	2	5	5	5	5								
TOTALS	**8**	**8**	19	**19**	**25**	25	43	**43**	**31**	31	42	42	35	35	23	23	0	0	0	0	0	0	0	0

*Costa-Hawkins Determinations first accepted February 2002

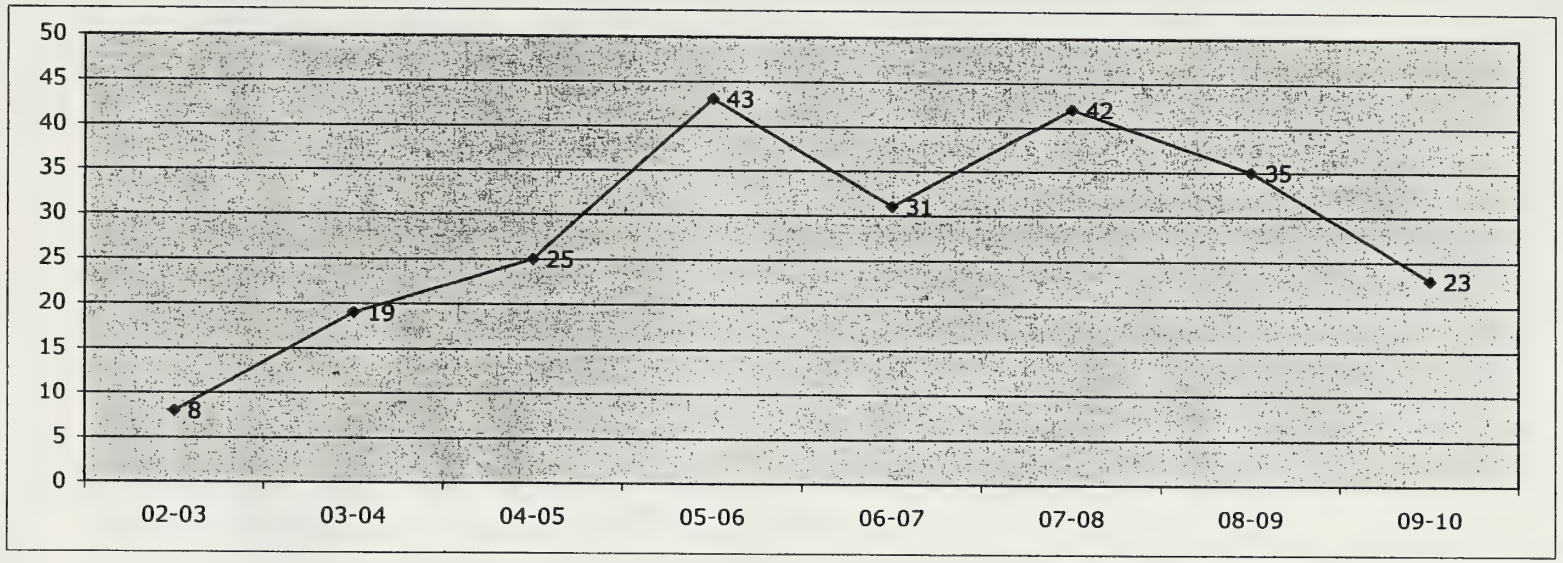


Table 14
Tenant ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		8	4	2	0	2	6				
Aug.		2	3	2	3	0	2				
Sept.		1	1	2	4	1	2				
Oct.	4	1	4	2	1	1	0				
Nov.	6	2	3	1	3	0	4				
Dec.	4	4	3	1	4	2	2				
Jan.	5	1	3	0	2	3	2				
Feb.	8	1	1	0	2	2	4				
March	11	5	5	4	4	1	4				
April	7	2	0	0	4	5	1				
May	4	1	3	3	1	4	1				
June	3	3	4	1	3	3	2				
TOTALS	52	31	34	18	31	24	30	0	0	0	0

*Alternative Dispute Resolution program began October 2003

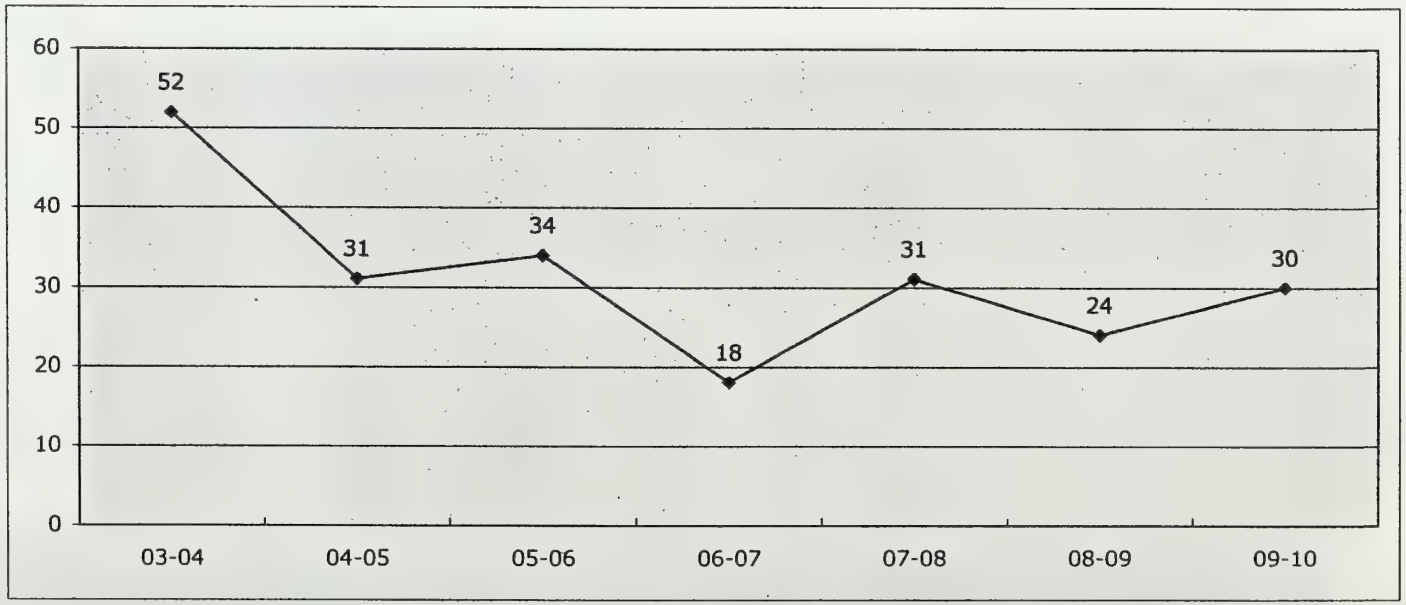


Table 15
Landlord ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		2	1	2	2	1	3				
Aug.		0	2	2	2	0	1				
Sept.		1	0	0	3	0	2				
Oct.	1	2	2	1	1	2	1				
Nov.	1	0	1	1	2	0	0				
Dec.	3	3	1	0	0	2	0				
Jan.	1	0	1	3	1	3	3				
Feb.	4	0	0	1	0	4	4				
March	2	3	6	0	1	6	7				
April	2	2	2	1	4	2	5				
May	2	4	1	3	1	0	5				
June	4	4	1	2	2	2	2				
TOTALS	20	21	18	16	19	22	33	0	0	0	0

*Alternative Dispute Resolution program began October 2003

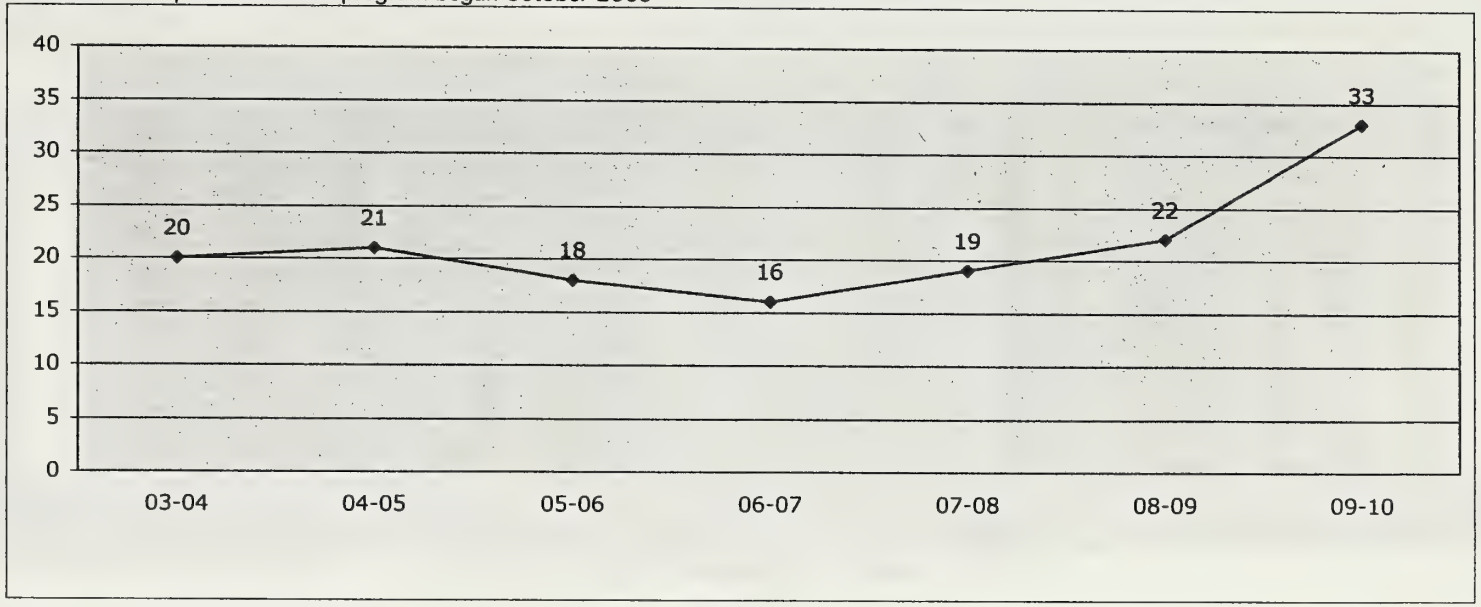
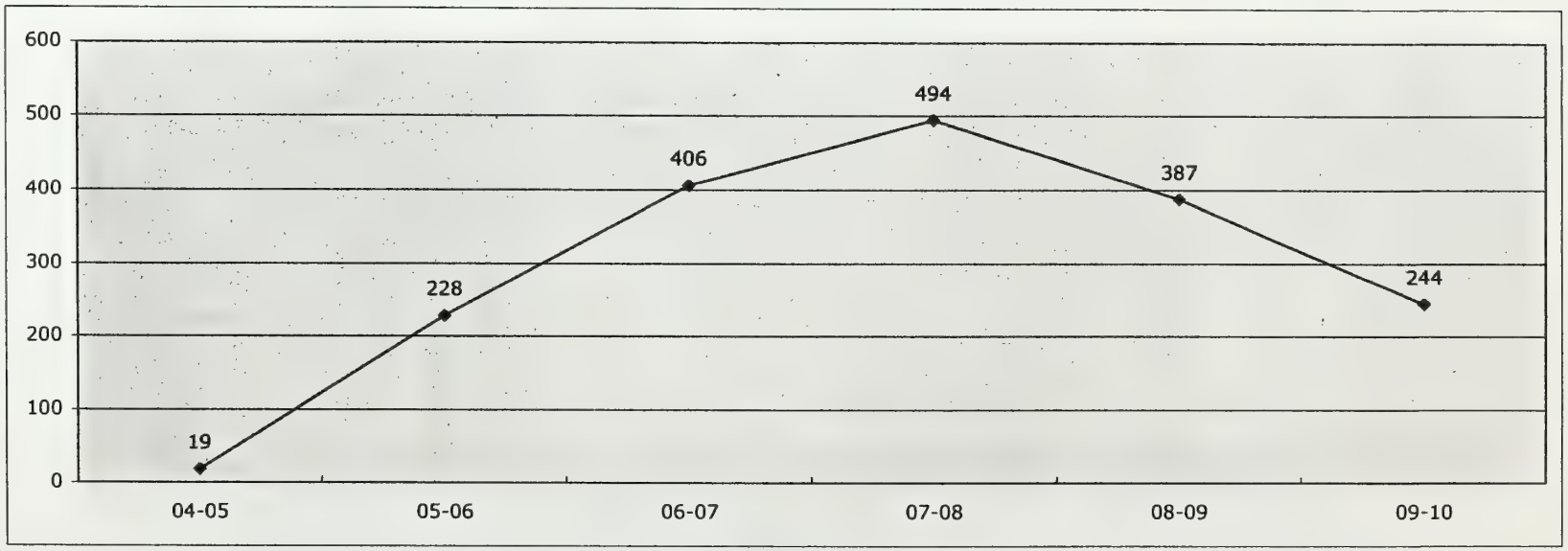


Table 16
Landlord Utility Passthrough • Yearly Trend

MONTH	FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		FY 14-15	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	243	10	45	10	51	34	291	5	25										
Aug.	0	0	11	229	11	66	40	284	72	466	4	11										
Sept.	0	0	10	338	7	99	45	341	53	204	63	536										
Oct.	0	0	8	84	65	924	20	116	9	42	18	130										
Nov.	0	0	23	241	42	445	37	292	22	213	10	32										
Dec.	0	0	35	934	107	1,352	140	1,807	124	1,038	130	1,761										
Jan.	2	30	6	35	14	108	10	66	7	20	3	3										
Feb.	2	23	29	282	33	313	23	227	19	93	5	9										
March	1	3	9	174	42	666	64	1,027	18	1,158	2	2										
April	4	30	14	506	19	152	33	241	10	24	3	4										
May	4	76	16	197	36	312	14	69	10	35	1	17										
June	6	316	65	1,483	20	221	58	1,144	9	29	0	0										
TOTALS	19	478	228	4,746	406	4,703	494	5,665	387	3,613	244	2,530	0	0	0	0	0	0	0	0	0	0

Utility passthrough petitions were required beginning November 2004, and Include UPT worksheets beginning January 2009



City and County of San Francisco

Residential Rent Stabilization and Arbitration Board

Rent Board Memorandum

Date: September 23, 2011

To: To Interested Parties

From: Delene Wolf, Executive Director D.W.

Re: Annual Statistical Report, FY 2010-11

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2011. Overall, the number of petitions filed with the Board decreased by 10% from 1,200 in FY09-10 to 1,078 in FY10-11. The decrease in total petitions was due to the continued reduction in the number of utility passthrough petitions filed with the Board (244 petitions in FY 09-10 compared to 53 petitions in FY10-11). Excluding utility passthrough petitions, the total number of petitions increased by 7%. Operating and Maintenance Petitions increased by 41% from 22 in FY09-10 to 31 FY10-11. Tenant Appeals decreased 47% from 126 to 66, while Landlord Appeals increased by 14% from 43 to 49.

Total eviction notices filed with the Board decreased by about 3% from 1,372 to 1,328, while the number of tenant reports of alleged wrongful eviction increased by 9% from 452 to 491. The number of units withdrawn from the rental market under the Ellis Act decreased from 108 to 72 units.

Highlights of some of the tables are as follows (percentages as compared to last year):

-78%	Utility Passthroughs
-47%	Tenant Appeals
-33%	Total Landlord Petitions
-12%	Landlord ADR
-3%	Eviction Notices
+5%	Total Tenant Petitions
+6%	1.21 (Principal Place of Residence) Petitions
+7%	Tenant ADR
+8%	Capital Improvement Petitions
+9%	Reports of Alleged Wrongful Eviction
+14%	Landlord Appeals
+41%	Operating and Maintenance Petitions

GOVERNMENT DOCUMENTS DEPT

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Our services last year also included the following:

- 20,968 calls made to our 24-hour automated Info to Go information line;
- 22,642 calls handled by the counseling staff;
- 8,393 front counter visitors were served;
- 9,991,591 web pages were visited.

This report can also be obtained on our website at www.sfgov.org/rentboard under "Statistics".

Encl.

cc: Rent Board Commissioners

Rent Board Statistical Summary Page 2010-2011

MONTH	Table 1 Tenant Petitions	Table 2 Tenant Summary Petitions	Table 3 Subtenant Overcharge Petitions	Table 4 O&M/Comps Petitions Pet.	Table 4 O&M/Comps Petitions Units	Table 5 Capital Improvement Pet.	Table 5 Capital Improvement Units	Table 6 Landlord Extension Pet.	Table 6 Landlord Extension Units	Table 7 Tenant in Occupancy Pet.	Table 7 Tenant in Occupancy Units	Table 8 Eviction Notices	Table 9 Eviction Report	Table 10 Tenant Appeals	Table 11 Landlord Appeals Pet.	Table 11 Landlord Appeals Units	Table 12 Ellis Filings Pet.	Table 12 Ellis Filings Units	Table 13 Costa Hawkins Pet.	Table 13 Costa Hawkins Units	Table 14 Tenant ADR	Table 15 Landlord ADR	Table 16 Utility Passthrough Pet.	Table 16 Utility Passthrough Units
July	42	5	2	2	4	10	27	0	0	0	0	103	44	2	5	5	1	3	0	0	2	4	23	62
Aug.	35	2	1	1	1	10	38	1	1	1	1	142	32	10	4	4	3	17	2	2	4	2	1	2
Sept.	58	1	1	0	0	18	122	1	1	2	2	195	41	4	3	3	3	12	2	2	5	3	0	0
Oct.	102	3	1	4	17	11	73	0	0	1	1	128	54	5	0	0	2	6	2	2	4	3	3	3
Nov.	37	3	0	3	4	11	118	0	0	1	1	90	38	3	4	4	1	1	2	2	4	3	1	1
Dec.	58	4	1	2	5	9	71	1	3	0	0	51	21	1	3	7	2	4	2	2	0	1	15	41
Jan.	47	2	0	3	8	9	22	0	0	2	2	82	37	1	7	9	0	0	1	1	5	0	0	0
Feb.	50	2	2	1	1	16	81	0	0	2	2	99	52	9	3	3	5	18	4	4	1	5	3	19
March	91	2	5	5	27	10	74	1	1	5	5	106	49	3	6	6	2	3	6	6	3	2	2	341
April	58	2	1	6	18	13	43	3	3	1	1	65	25	6	5	5	1	1	6	6	1	2	5	26
May	54	1	1	0	0	15	111	0	0	2	2	138	46	18	5	5	2	3	2	2	0	2	0	0
June	44	4	3	4	39	13	72	0	0	2	2	129	52	4	4	4	2	4	8	9	3	2	0	0
TOTALS	676	31	18	31	124	145	852	7	9	19	19	1,328	491	66	49	55	24	72	37	38	32	29	53	495

Rent Board Statistical Summary Page [illegible] Trend Fiscal Years 1979/80 - 1986/87

	FY 79-80		FY 80-81		FY 81-82		FY 82-83		FY 83-84		FY 84-85		FY 85-86		FY 86-87	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	2,257	2,257	2,832	2,832	2,218	2,218	1,155	1,155	1,273	1,273	1,153	1,153	1,181	1,181	1,059	1,059
Tenant Summary Pet.					A 162	162	641	641	413	413	417	417	291	291	184	184
Landlord Petitions	76	426	69	311	B 233	1,205	472	3,113	146	747	49	352	94	804	77	889
Prop I Petitions																
Landlord Sub Total:	**76**	**426**	**69**	**311**	**233**	**1,205**	**472**	**3,113**	**146**	**747**	**49**	**352**	**94**	**804**	**77**	**889**
Capital Improvement								C	253	2,529	274	2,720	269	2,746	311	2,906
Prop I Petitions																
Landord Extension														G	1	
Cap. Imp. Sub Total:									**253**	**2,529**	**274**	**2,720**	**269**	**2,746**	**312**	**2,906**
Total Petitions:	**2,333**	**2,683**	**2,901**	**3,143**	**2,613**	**3,585**	**2,268**	**4,909**	**2,085**	**4,962**	**1,893**	**4,642**	**1,835**	**5,022**	**1,632**	**5,038**
Tenant Appeals	52	52	71	71	56	56	69	69	157	157	88	88	175	175	174	174
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442
Total Appeals	**99**	**262**	**188**	**592**	**182**	**486**	**181**	**398**	**253**	**445**	**194**	**798**	**299**	**630**	**323**	**616**
Eviction Notices														E	307	
Eviction Reports		F	516		739		724		892		949		884		680	
														M	5	5
Grand Total	**2,432**		**3,605**		**3,534**		**3,173**		**3,230**		**3,036**		**3,018**		**2,942**	

Petitions were first accepted in June 1979
(A) Summary petitions were first accepted in April 1982
(B) Rent law amended March 1982 to require landlords to apply for over guideline increases
(C) Capital improvements petitions were transfered from the Real Estate Department in October 1983
(D) Prop. I petitions were first accepted in May 1995
(E) Eviction Notices were first accepted in March 1987
(F) Eviction Reports were first accepted in October 1980
(G) Landlord Extension petitions were first accepted in April 1987
(H) Tenant in Occupancy petitions were first accepted in June 2001
(I) Subtenant overcharge petitions were first accepted in February 2002
(J) Includes Prop I Cap. Imp. Decisions beginning FY 2003-2004
(K) ADR program began in October 2003
(L) Utility Passthrough petitions first accepted in November 2004
(M) Ellis petitions were first accepted in July 1986
(N) Includes UPT Worksheets beginning January 2009

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1987/88-1995/96

	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
Tenant Total:	**954**	**954**	**988**	**988**	**958**	**958**	**953**	**953**	**800**	**800**	**839**	**839**	**791**	**791**	**936**	**936**	**746**	**746**
O&M/Comps Petitions	71	530	31	153	39	182	49	286	30	133	23	152	23	55	39	126	33	148
Tenant in Occupancy																		
Prop I Rent Petitions															D 23	34	44	50
Landlord Sub Total:	**71**	**530**	**31**	**153**	**39**	**182**	**49**	**286**	**30**	**133**	**23**	**152**	**23**	**55**	**62**	**160**	**77**	**198**
Capital Improvement	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	139	953
Prop I Petitions															D 6	10	18	35
Landlord Extension	5		5		1		5		5		1	1	3	7	7	67	2	2
Cap. Imp. Sub Total:	**301**	**2,626**	**232**	**1,945**	**146**	**753**	**180**	**1,900**	**122**	**915**	**162**	**1,316**	**150**	**3,348**	**166**	**1,239**	**159**	**990**
Landlord Total:	**372**	**3,156**	**263**	**2,098**	**185**	**935**	**229**	**2,186**	**152**	**1,048**	**185**	**1,468**	**173**	**3,403**	**228**	**1,399**	**236**	**1,188**
Total Petitions	**1,326**	**4,110**	**1,251**	**3,086**	**1,143**	**1,893**	**1,182**	**3,139**	**952**	**1,848**	**1,024**	**2,307**	**964**	**4,194**	**1,164**	**2,335**	**982**	**1,934**
Tenant Appeals	136	136	222	222	157	157	102	102	154	154	110	110	122	122	411	411	100	100
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
Total Appeals:	**311**	**830**	**355**	**485**	**263**	**394**	**200**	**266**	**225**	**275**	**181**	**231**	**204**	**435**	**479**	**558**	**161**	**209**
Eviction Notices	1,298		1,537		1,472		1,380		1,249		974		965		1,068		1,354	
Eviction Reports	439		319		292		255		229		229		285		302		483	
Ellis Petitions	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
Grand Total	**3,377**		**3,467**		**3,171**		**3,020**		**2,657**		**2,409**		**2,421**		**3,019**		**2,987**	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1996/97-2002/03

	FY 96-97		FY 97-98		FY 98-99		FY 99-00		FY 2000-2001		FY 2001-2002		FY 2002-2003	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	825		967		791		867		913		894		806	
Summary Petitions	191		177		207		222		152		85		43	
Subtenant Petitions											13		34	
Tenant Total:	**1,016**	**1,016**	**1,144**	**1,144**	**998**	**998**	**1,089**	**1,089**	**1,065**	**1,065**	**992**	**992**	**883**	**883**
O&M/Comps Petitions	59	343	85	244	79	358	120	3,458	107	3,177	55	244	37	213
Costa Hawkins													8	8
Tenant in Occupancy											93	93	45	45
Prop I Rent Petitions	18	24	14	19	2	2	1	1	6	6	4	4	3	4
Landlord Sub Total:	**77**	**367**	**99**	**263**	**81**	**360**	**121**	**3,459**	**113**	**3,183**	**152**	**341**	**93**	**270**
Capital Improvement	249	1,484	300	1,459	422	3,350	467	3,816	341	3,158	431	4,588	247	1,542
Prop I Petitions	18	25	11	14	31	42	18	29	16	26	4	4	1	1
Landlord Extension	7	16	11	19	9	20	8	21	22	43	21	32	13	16
Cap. Imp. Sub Total:	**274**	**1,525**	**322**	**1,492**	**462**	**3,412**	**493**	**3,866**	**379**	**3,227**	**456**	**4,624**	**261**	**1,559**
Landlord Total:	**351**	**1,892**	**421**	**1,755**	**543**	**3,772**	**614**	**7,325**	**492**	**6,410**	**608**	**4,965**	**354**	**1,829**
Total Petitions	**1,367**	**2,908**	**1,565**	**2,899**	**1,541**	**4,770**	**1,703**	**8,414**	**1,557**	**7,475**	**1,600**	**5,957**	**1,237**	**2,712**
Tenant Appeals	124	124	251	251	97	97	147	147	169	169	149	149	314	314
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Appeals:	**195**	**315**	**308**	**399**	**171**	**230**	**236**	**291**	**237**	**401**	**203**	**231**	**383**	**548**
Eviction Notices	2,291		2,836		2,730		2,762		2,535		1,788		1,486	
Eviction Reports	737		878		949		991		895		583		453	
Ellis Petitions	6	10	18	61	116	291	208	879	110	281	62	188	70	233
Grand Total	**4,596**		**5,605**		**5,507**		**5,900**		**5,334**		**4,236**		**3,629**	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 2003/04-2010/11

	FY 2003-2004		FY 2004-2005		FY 2005-2006		FY 2006-2007		FY 2007-2008		FY 2008-2009		FY 2009-2010		FY 2010-2011	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	614		579		656		621		625		720		648		676	
Summary Petitions	60		42		40		64		45		51		30		31	
Subtenant Petitions	10		14		11		3		1		1		12		18	
Tenant ADR	[K] 52		31		34		18		31		24		30		32	
Tenant Total:	**736**	**736**	**666**	**666**	**741**	**741**	**706**	**706**	**702**	**702**	**796**	**796**	**720**	**720**	**757**	**757**
O&M/Comps Petitions	78	1,801	35	123	30	183	38	234	37	171	34	204	22	141	31	124
Costa Hawkins	19	19	25	25	43	43	31	31	42	42	35	35	23	23	37	38
Tenant in Occupancy	35	35	43	43	65	65	57	57	29	32	30	30	18	18	19	19
Prop I Rent Petitions	1	1														
Landlord ADR	[K] 20	20	21	21	18	18	16	16	19	19	22	22	33	33	29	29
Utility Passthrough			[L] 19	478	228	4,746	406	4,703	494	5,665	387	[N] 3,613	244	2,530	53	495
Landlord Sub Total:	**153**	**1,876**	**143**	**690**	**384**	**5,055**	**548**	**5,041**	**621**	**5,929**	**508**	**3,904**	**340**	**2,745**	**169**	**705**
Capital Improvement	[J] 198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650	134	629	145	852
Landlord Extension	11	39	15	21	18	33	6	14	11	23	6	17	6	13	7	9
Cap. Imp. Sub Total:	**209**	**1,730**	**181**	**929**	**182**	**740**	**193**	**1,057**	**207**	**1,048**	**205**	**1,667**	**140**	**642**	**152**	**861**
Landlord Total:	**362**	**3,606**	**324**	**1,619**	**566**	**5,795**	**741**	**6,098**	**828**	**6,977**	**713**	**5,571**	**480**	**3,387**	**321**	**1,566**
Total Petitions	**1,098**	**4,342**	**990**	**2,285**	**1,307**	**6,536**	**1,447**	**6,804**	**1,530**	**7,679**	**1,509**	**6,367**	**1,200**	**4,107**	**1,078**	**2,323**
Tenant Appeals	126	126	179	179	80	80	175	175	78	78	153	153	126	126	66	66
Landlord Appeals	75	107	72	784	45	81	44	375	55	241	67	141	43	44	49	55
Total Appeals:	**201**	**233**	**251**	**963**	**125**	**161**	**219**	**550**	**133**	**319**	**220**	**294**	**169**	**170**	**115**	**121**
Eviction Notices	1,599		1,554		1,536		1,475		1,600		1,315		1,372		1,328	
Eviction Reports	408		357		445		466		531		488		452		491	
Ellis Petitions	107	352	131	480	100	454	89	330	92	393	36	165	34	108	24	72

Tenant Petitions by Zipcode • 2010-2011

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	2	3	2	52	9	5	7	5	3	4	4	1	97
S. of Market	(03)	2	1	3	4	0	2	1	1	9	2	4	3	32
94104	(04)	0	0	0	0	0	0	0	0	0	0	0	0	0
94105	(05)	0	0	0	0	0	0	0	0	1	0	0	0	1
Potrero	(07)	0	1	2	1	0	0	0	0	0	0	1	1	6
Chinatown	(08)	2	0	1	0	0	1	2	0	2	0	1	2	11
Tenderloin	(09)	2	6	8	11	8	20	10	12	33	7	10	5	132
Mission	(10)	5	3	14	3	1	2	7	8	8	10	10	4	75
Fin. District	(11)	0	0	0	0	0	0	0	0	0	0	2	1	3
Ingleside	(12)	2	5	6	4	0	3	4	3	4	7	2	3	43
Eureka Valley	(14)	4	2	5	3	0	1	1	0	4	3	4	1	28
Western Addition	(15)	6	2	3	0	1	1	4	0	0	1	2	1	21
Parkside	(16)	1	2	0	4	2	3	3	0	2	2	0	3	22
Haight-Ashbury	(17)	1	1	5	2	4	2	3	1	6	7	3	5	40
Inner Richmond	(18)	1	2	2	3	0	6	2	2	3	4	3	1	29
Outer Richmond	(21)	3	0	0	1	0	3	0	5	3	2	1	2	20
Sunset	(22)	1	1	1	2	1	0	0	1	1	3	1	5	17
Marina	(23)	1	1	0	2	1	4	1	1	1	0	0	1	13
Bayview	(24)	3	0	1	1	0	2	0	1	0	1	0	0	9
West Portal	(27)	0	0	0	1	2	0	0	1	1	0	0	0	5
Diamond Heights	(31)	0	0	0	2	2	2	1	2	5	1	1	1	17
Lake Merced	(32)	2	1	0	0	0	0	0	1	2	1	1	1	9
North Beach	(33)	3	2	3	4	5	0	0	4	1	3	3	0	28
Portola	(34)	1	2	2	2	1	1	1	2	2	0	1	3	18
TOTALS		42	35	58	102	37	58	47	50	91	58	54	44	676

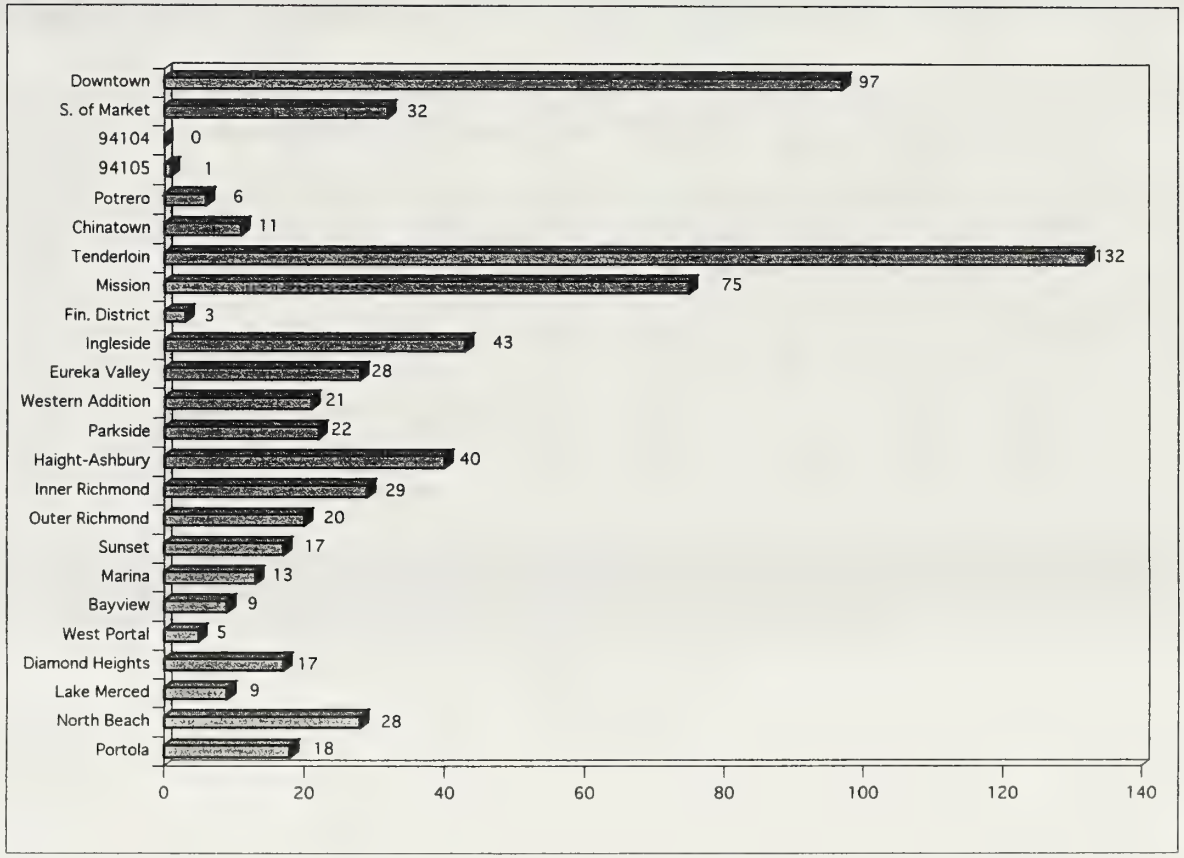


Table 1A
Tenant Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96
July	297	58	158	112	163	78	63	77	57	94	73	54	48	44	39
Aug.	256	50	110	100	127	62	98	116	58	68	67	65	65	98	55
Sept.	172	77	82	77	61	177	60	79	48	53	52	44	31	80	31
Oct.	190	70	58	73	89	83	91	71	37	58	48	80	45	80	47
Nov.	133	75	72	58	49	76	89	38	43	47	92	60	80	64	42
Dec.	208	126	103	70	79	65	78	49	54	60	41	74	71	82	54
Jan.	173	123	121	93	164	61	57	89	78	83	59	52	71	66	48
Feb.	232	105	158	92	93	82	55	66	112	80	46	66	53	75	51
March	253	148	140	141	115	99	83	54	83	72	76	68	54	69	90
April	164	103	72	139	84	72	64	89	80	71	72	64	81	62	55
May	62	103	115	102	63	124	70	91	120	70	51	92	41	67	59
June	78	117	84	96	94	80	46	65	89	68	52	47	61	46	49
TOTALS	2,218	1,155	1,273	1,153	1,181	1,059	854	884	859	824	729	766	701	833	620

MONTH	FY 96-97	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11
July	58	72	67	76	59	55	59	67	60	50	47	46	43	65	42
Aug.	99	61	88	71	81	67	70	50	76	41	58	57	48	58	35
Sept.	42	53	84	70	59	46	70	50	49	57	48	48	48	43	58
Oct.	71	84	49	73	125	119	58	77	39	44	43	56	67	39	102
Nov.	42	48	52	67	78	58	57	30	46	43	44	54	37	54	37
Dec.	71	71	67	62	62	78	83	52	52	40	64	54	48	56	58
Jan.	92	87	49	100	66	83	65	40	49	101	44	51	53	58	47
Feb.	72	72	62	85	57	63	106	61	39	58	50	51	91	69	50
March	77	86	69	70	99	80	64	46	39	54	61	64	71	61	91
April	76	69	73	48	100	106	55	44	58	52	54	46	83	54	58
May	57	100	63	86	67	79	67	50	37	53	49	52	50	44	54
June	68	164	68	59	60	60	52	47	35	63	59	46	81	47	44
TOTALS	825	967	791	867	913	894	806	614	579	656	621	625	720	648	676

Table 1B
Tenant Petitions • Yearly Trend

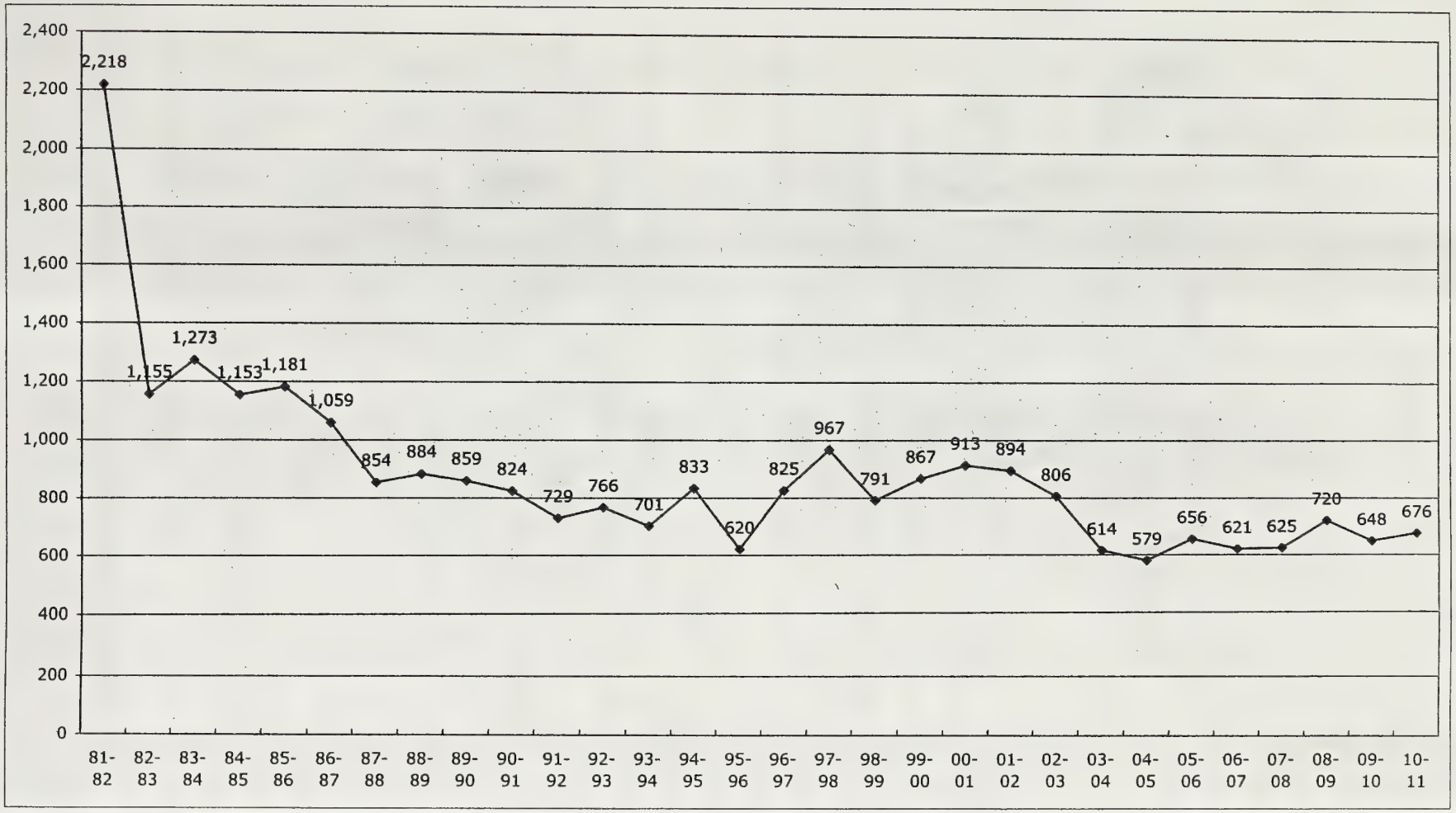


Table 2
Summary Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97
July		98	28	71	32	17	11	11	9	8	4	6	3	6	11	19
Aug.		97	47	47	32	8	13	13	11	5	9	4	8	13	15	14
Sept.		51	30	35	23	19	17	17	13	3	6	3	6	5	4	11
Oct.		57	23	33	21	12	10	10	3	12	5	6	10	6	18	7
Nov.		26	13	35	13	7	9	9	1	5	8	4	12	4	8	12
Dec.		61	50	40	23	20	4	4	11	3	2	12	7	10	9	10
Jan.		40	40	29	22	23	9	9	7	8	8	6	4	13	9	12
Feb.		44	42	15	41	23	6	6	2	18	7	5	18	13	6	13
March		67	29	32	25	15	6	6	8	9	7	8	5	9	6	14
April	A 48	29	34	28	25	24	2	2	5	11	8	9	5	9	10	13
May	46	31	33	21	17	8	5	5	17	7	5	4	6	8	12	17
June	68	40	44	31	17	8	8	12	12	5	2	6	6	7	18	49
TOTALS	162	641	413	417	291	184	100	104	99	94	71	73	90	103	126	191

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

MONTH	FY 97-98	FY 98-99	FY 99-20	FY 20-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
July	14	10	21	15	11	1	2	2	5	5	1	2	2	5		
Aug.	19	15	22	14	10	6	7	2	0	5	10	4	5	2		
Sept.	0	13	13	11	5	7	11	2	5	6	6	3	2	1		
Oct.	0	13	11	10	7	5	4	4	0	6	3	8	1	3		
Nov.	21	10	10	8	12	1	1	3	2	5	1	3	3	3		
Dec.	29	23	24	19	9	4	4	6	1	3	2	4	3	4		
Jan.	13	14	17	9	10	6	5	3	3	4	3	6	3	2		
Feb.	11	22	26	12	6	3	6	6	2	5	5	5	4	2		
March	22	19	22	20	4	2	10	2	5	5	3	4	0	2		
April	16	23	12	11	4	3	4	5	4	7	3	6	0	2		
May	16	14	31	9	5	2	4	3	10	8	6	4	2	1		
June	16	31	13	14	2	3	2	4	3	5	2	2	5	4		
TOTALS	177	207	222	152	85	43	60	42	40	64	45	51	30	31	0	0

Table 2A
Summary Petitions • Yearly Trend

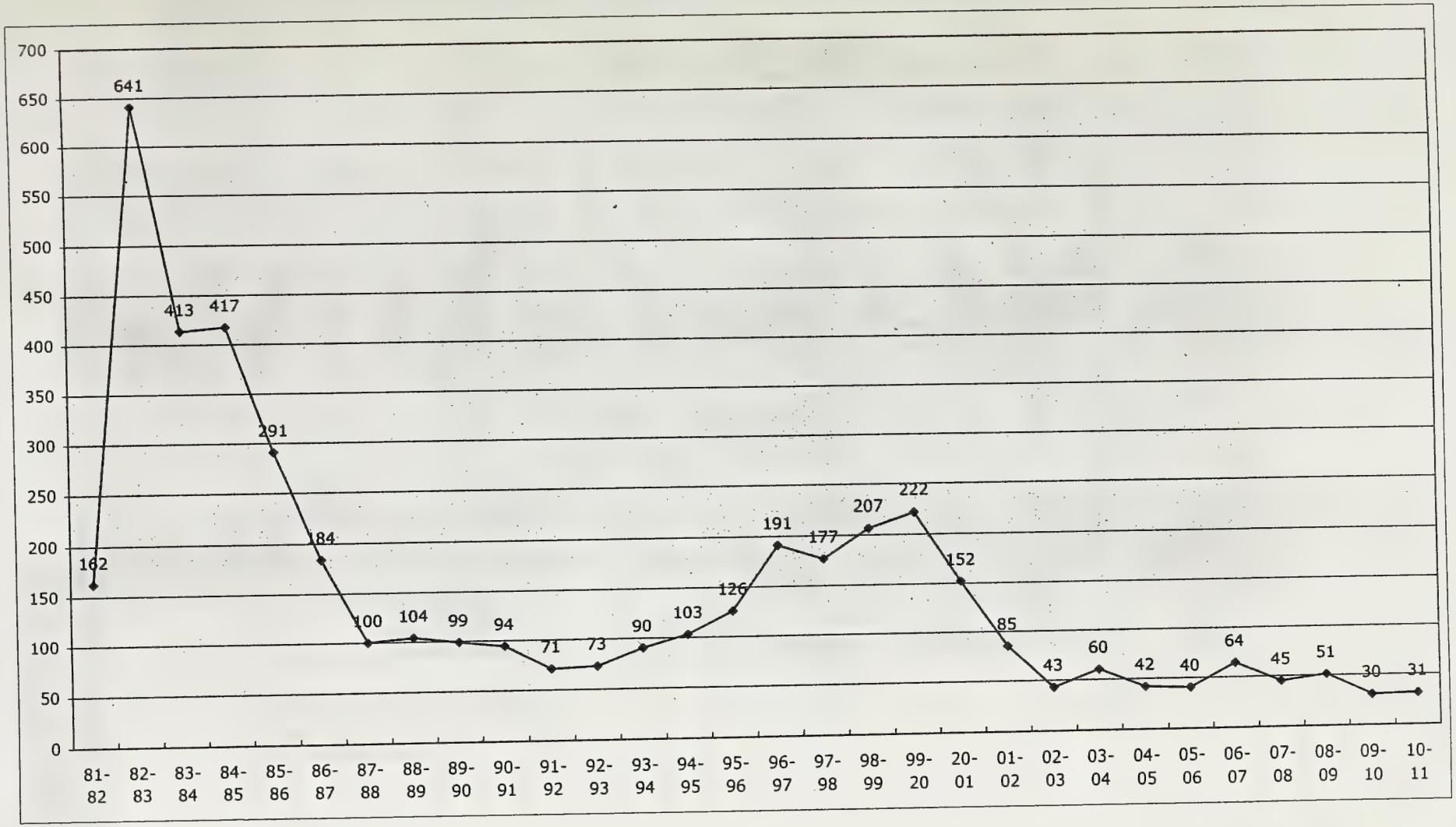


Table 3
Subtenant Overcharge Petitions • Yearly Trend

MONTH	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		3	1	1	0	0	0	0	1	2			
Aug.		3	0	0	1	0	0	1	0	1			
Sept.		5	0	1	2	0	0	0	0	1			
Oct.		2	1	2	3	1	0	0	0	1			
Nov.		2	0	1	1	0	0	0	1	0			
Dec.		2	0	1	1	1	0	0	0	1			
Jan.		4	1	2	0	0	0	0	0	0			
Feb.	3	2	2	0	0	0	0	0	2	2			
March	3	2	1	2	0	1	0	0	8	5			
April	2	3	1	2	0	0	0	0	0	1			
May	2	4	1	0	1	0	1	0	0	1			
June	3	2	2	2	2	0	0	0	0	3			
TOTALS	13	34	10	14	11	3	1	1	12	18	0	0	0

*Petitions first accepted August 2001

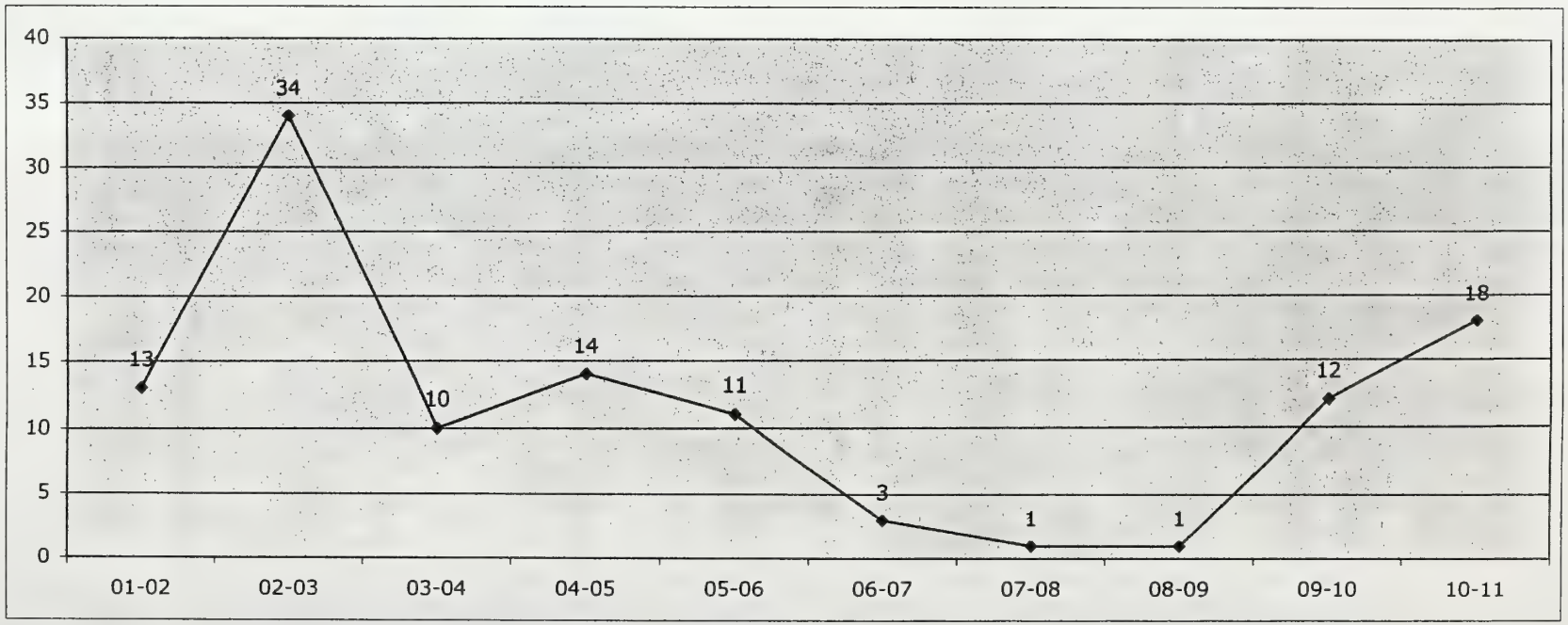


Table 4

Landlord O&M/Comps Petitions by Zip Code 2010-2011

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																	1	1					1	2	2	3
S. of Market	(03)																									0	0
Potrero	(07)	2	4															1	9							3	13
Chinatown	(08)																									0	0
Tenderloin	(09)							1	5											2	2					3	7
Mission	(10)											1	4					1	1							2	5
Fin. District	(11)																									0	0
Ingleside	(12)													1	1					1	1					2	2
Eureka Valley	(14)			1	1					1	1															2	2
Western Addition	(15)							1	1											1	8			1	1	3	10
Parkside	(16)													1	1											1	1
Haight-Ashbury	(17)							2	11					1	6	1	1			2	7			1	27	7	52
Inner Richmond	(18)																									0	0
Outer Richmond	(21)											1	1					1	15							2	16
Sunset	(22)									1	1															1	1
Marina	(23)																							1	9	1	9
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)									1	2							1	1							2	3
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)																									0	0
TOTALS		2	4	1	1	0	0	4	17	3	4	2	5	3	8	1	1	5	27	6	18	0	0	4	39	31	124

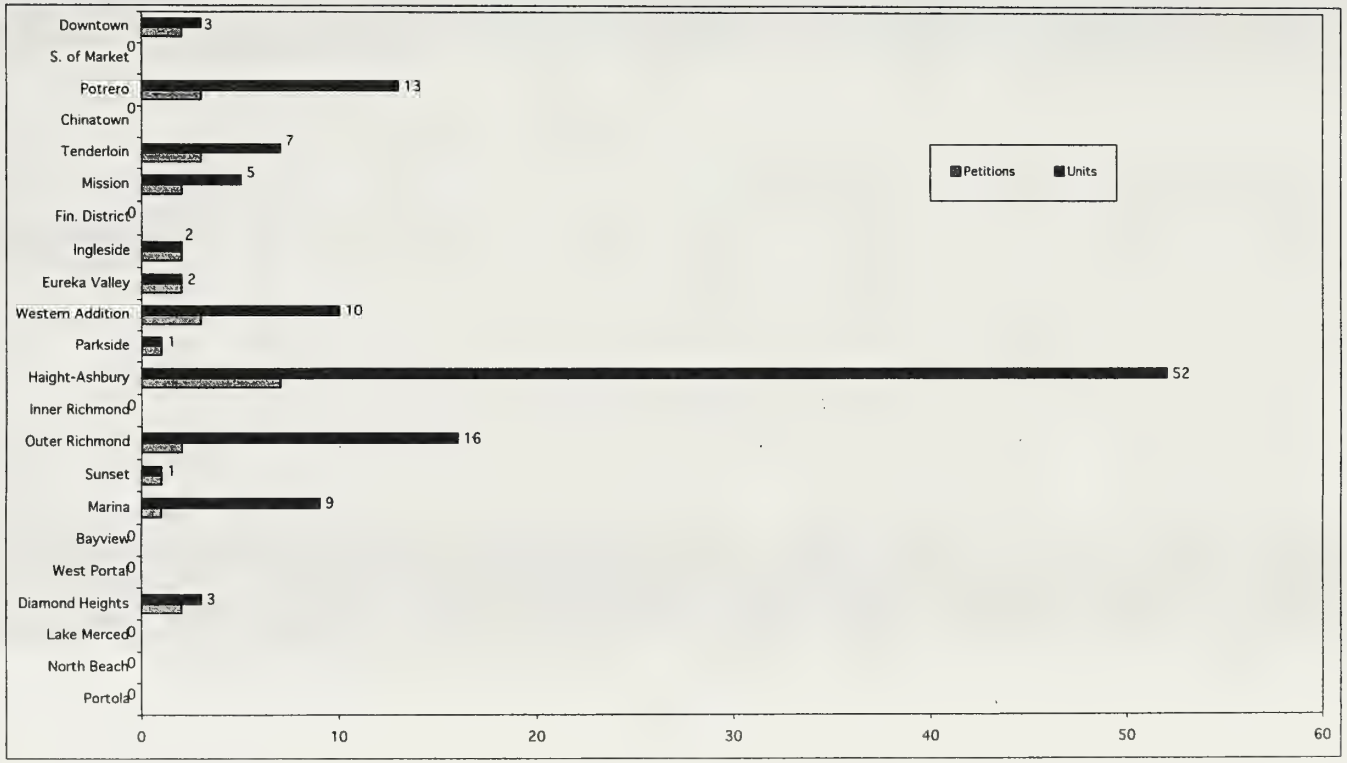


Table 4A - part 1

Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)

MONTH	Total 80-81		Total 81-82		Total 82-83		Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88/89		Total 89-90		Total 90-91		Total 91-92		Total 92-93	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	4	39	7	58	59	433	30	178	4	32	10	79	7	39	10	136	2	15	3	14	7	72	4	11	2	4
Aug.	4	20	4	21	40	193	32	140	4	22	7	61	12	206	5	41	1	7	3	13	3	14	3	16	2	3
Sept.	4	16	7	13	66	700	48	307	1	3	3	25	5	20	5	31	4	17	5	15	3	17	0	0	1	1
Oct.	2	12	9	47	28	74	4	7	4	22	7	31	7	67	4	53	1	1	2	13	1	8	3	11	3	8
Nov.	9	41	5	21	22	183	2	2	3	11	6	26	1	59	1	1	1	1	1	1	1	1	4	16	1	3
Dec.	6	22	6	46	26	148	3	7	4	18	6	126	6	21	8	83	3	7	1	9	7	65	2	2	2	4
Jan.	4	9	12	68	52	267	4	4	8	91	4	109	3	15	4	43	1	1	7	49	4	18	1	1	2	17
Feb.	6	23	10	20	33	206	7	21	4	28	9	45	2	18	5	9	2	5	1	6	7	23	2	13	2	50
March	8	17	39	A 128	27	191	5	34	5	39	8	83	8	206	4	17	2	9	3	8	5	20	3	40	2	29
April	9	51	40	165	34	259	6	20	4	10	9	89	9	60	9	49	1	12	3	10	7	23	4	7	0	0
May	7	24	36	138	24	266	4	15	4	29	13	49	7	106	8	19	7	49	6	34	2	21	3	9	5	12
June	6	37	58	380	61	193	1	12	4	47	12	81	10	72	8	48	6	29	4	10	2	4	1	7	1	21
TOTALS	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889	71	530	31	153	39	182	49	286	30	133	23	152

(A) Rent law amended March 1982 to require landlords to apply for over guideline increases

MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
					Prop I*				Prop I				Prop I				Prop I				Prop I				Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	5	11	0	0	6	39	0	0
Sept.	1	1	1	8			3	6	6	6	3	3	1	1	6	8	1	3	12	34	0	0	4	8	0	0
Oct.	2	2	1	12			1	2	7	7	6	9	3	3	5	20	2	4	8	40	0	0	10	80	0	0
Nov.	3	7	1	2			0	0	7	7	5	13	2	4	5	20	3	3	4	20	0	0	8	45	0	0
Dec.	1	3	0	0			2	14	4	6	6	11	3	5	9	19	5	6	7	42	0	0	5	28	0	0
Jan.	4	6	6	27			2	10	4	5	6	19	2	2	9	14	0	0	7	20	0	0	5	15	1	1
Feb.	2	10	1	1			4	6	0	0	4	11	0	0	9	39	0	0	4	16	0	0	8	68	0	0
March	2	7	1	1			3	10	2	2	3	12	1	2	7	17	0	0	7	70	1	1	4	19	0	0
April	2	2	5	30			3	4	2	2	5	35	1	1	5	10	0	0	10	32	0	0	49	2,962	0	0
May	2	7	11	28	B 7	10	5	34	5	5	4	191	0	0	7	34	0	0	4	9	0	0	5	39	0	0
June	3	9	9	12	16	24	2	21	0	0	4	6	2	2	13	47	0	0	6	46	1	1	9	96	0	0
TOTALS	23	55	39	126	23	34	33	148	44	50	59	343	18	24	85	244	14	19	79	358	2	2	120	3,458	1	1

(B) Prop I comps petitions first accepted May 1995

Table 4A - part 2

Landlord O&M/Comps Petitions • Yearly Trend FY 2000/01-2010/11

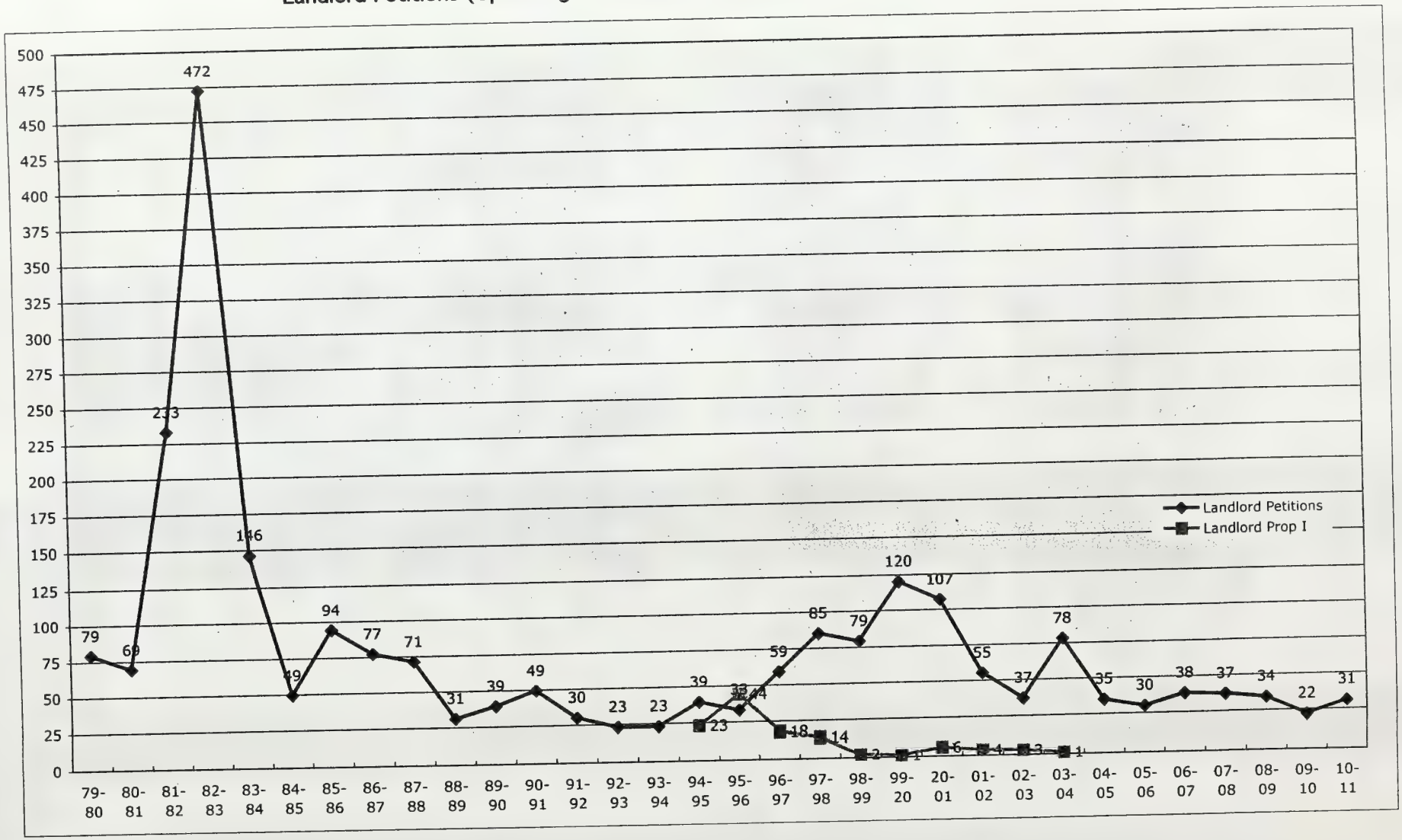
MONTH	Total 2000-01		Prop I		Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Prop I		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	C 2	11	1	1	1	9	4	22	1	1
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6	4	10	6	45	2	7	2	34
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13	1	17	0	0	3	6	4	38
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7	0	0	4	8	2	5	2	10
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6	4	18	3	8	0	0	6	47
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1	5	68	6	41	7	10	5	21
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9	1	2	2	18	3	17	6	11
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25	2	32	3	15	3	11	3	23
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1	2	2	6	41	4	33	0	0
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0	4	12	4	32	3	39	4	17
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36	4	16	3	17	3	7	1	2
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8	2	5	0	0	3	14	0	0
TOTALS	107	3,177	6	6	55	244	4	4	37	213	3	4	78	1,801	1	1	35	123	30	183	38	234	37	171	34	204

(C) Includes any Prop I comps petitions beginning FY 04-05

MONTH	Total 09-10		Total 10-11	
	Pet.	Units	Pet.	Units
July	1	1	2	4
Aug.	2	2	1	1
Sept.	0	0	0	0
Oct.	1	20	4	17
Nov.	1	1	3	4
Dec.	1	1	2	5
Jan.	2	5	3	8
Feb.	3	23	1	1
March	5	45	5	27
April	1	1	6	18
May	4	41	0	0
June	1	1	4	39
TOTALS	22	141	31	124

Table 4B

Landlord Petitions (Operating and Maintenance Expense and Comps) • Yearly Trend



Capital Improvement Petitions by Zip Code • 2010-2011

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)													1	3									1	46	2	49
S. of Market	(03)					1	11							1	2											2	13
Potrero	(07)					3	14													2	11	1	6			6	31
Chinatown	(08)			1	10																					1	10
Tenderloin	(09)			1	2	1	4	2	7	5	51	3	20			3	20					2	23	1	5	18	132
Mission	(10)	2	3	3	9	8	57	5	22	3	10	3	6	2	6	5	11	5	49	3	10	1	2			40	185
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)	1	1			1	6	1	1			1	1	2	4	3	8	1	17	2	2	1	27	3	8	16	75
Western Addition	(15)			2	13	1	5	3	43							1	23					2	4	4	5	13	93
Parkside	(16)																	1	1							1	1
Haight-Ashbury	(17)	1	5			1	20											1	4	1	6	2	14	3	5	9	54
Inner Richmond	(18)	2	8			1	3									1	13			2	7	1	5			7	36
Outer Richmond	(21)					1	2													1	1					2	3
Sunset	(22)	1	1	2	3					1	1			1	4	2	4	2	3			3	23			12	39
Marina	(23)	3	9							1	4	1	20	1	2							1	6	1	3	8	44
Bayview	(24)																									0	0
West Portal	(27)			1	1																					1	1
Diamond Heights	(31)									1	52	1	24	1	1	1	2									4	79
Lake Merced	(32)																									0	0
North Beach	(33)																			2	6	1	1			3	7
Portola	(34)																									0	0
TOTALS		10	27	10	38	18	122	11	73	11	118	9	71	9	22	16	81	10	74	13	43	15	111	13	72	145	852

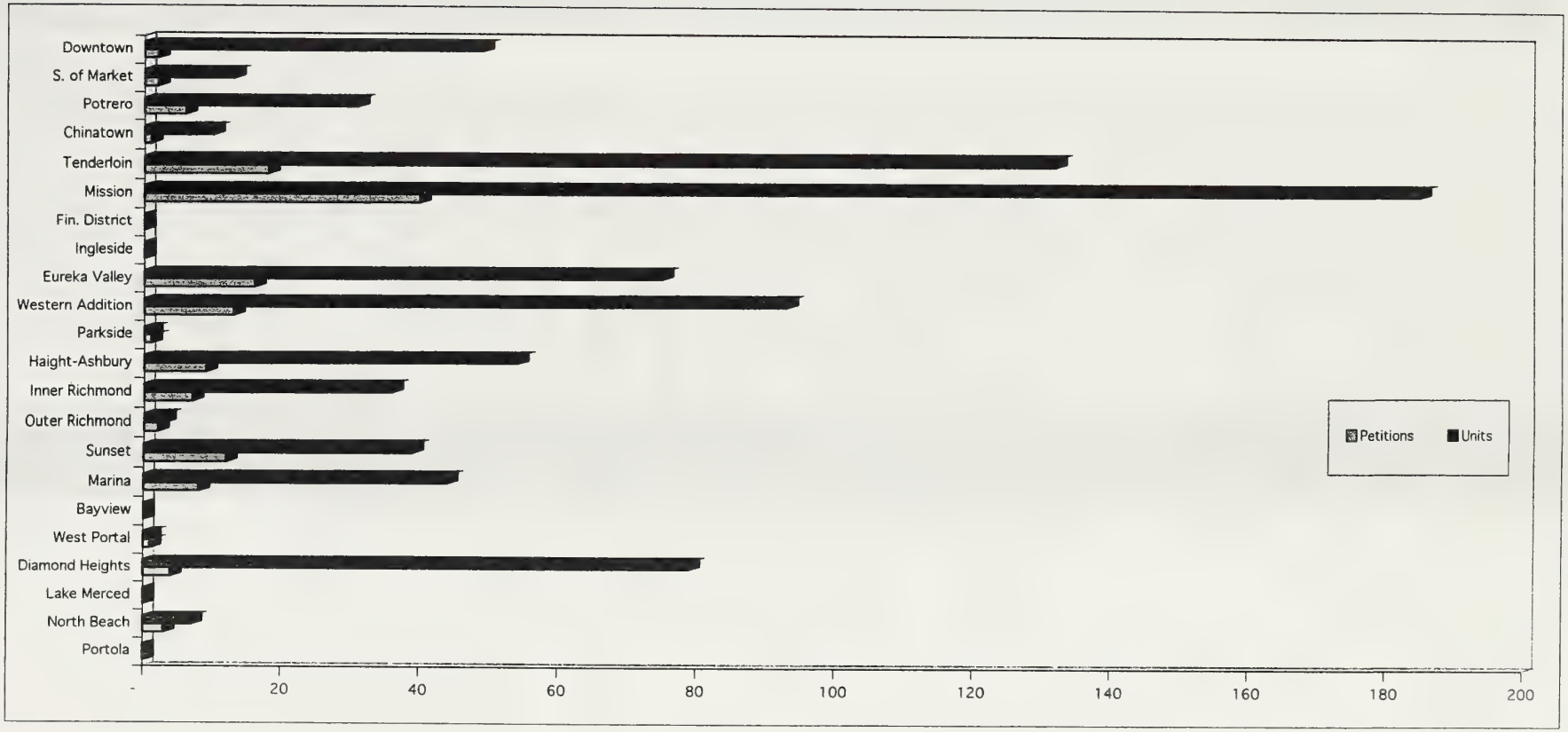


Table 5A - part 1

Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01

MONTH	Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95			
																									Prop I*	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July			15	124	17	242	30	269	33	245	18	167	11	35	14	53	8	58	15	64	5	12	17	171		
Aug.			27	184	19	198	17	51	23	131	28	347	6	17	20	340	19	131	12	65	16	405	17	83		
Sept.			36	473	29	367	40	849	36	806	12	39	19	142	15	74	8	18	4	14	11	31	14	109		
Oct.	30	352	20	177	21	204	33	250	18	99	15	67	7	28	15	64	9	106	11	30	4	57	17	54		
Nov.	22	68	24	145	23	203	15	78	38	261	15	110	8	23	9	39	3	17	19	328	13	46	7	43		
Dec.	21	167	24	165	16	270	30	221	30	227	13	81	16	76	12	161	4	11	8	20	6	47	8	46		
Jan.	39	307	11	144	20	109	23	118	21	140	20	179	19	72	13	70	11	41	13	53	27	1,253	4	10		
Feb.	26	157	20	304	22	181	27	265	15	114	27	182	11	78	15	65	6	40	11	100	22	452	1	8		
March	43	966	33	483	32	435	23	190	23	191	23	403	13	62	15	616	15	79	34	518	6	21	30	379		
April	23	123	20	195	25	241	23	208	15	110	19	148	10	69	14	165	8	30	13	45	19	799	12	75		
May	19	144	23	149	24	166	30	279	27	165	11	55	8	84	17	172	16	336	10	37	7	138	13	57	2	3
June	30	245	21	177	21	130	20	128	17	137	26	167	17	67	16	81	10	48	11	41	11	80	13	127	4	7
TOTALS	253	2,529	274	2,720	269	2,746	311	2,906	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	6	10

Capital improvements petitions were transfered from the Real Estate Department in October 1983.

* Prop I capital improvement petition effective May 1995

MONTH	Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000				Total 2000-01			
			Prop I				Prop I				Prop I				Prop I				Prop I				Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	18	97	1	1	23	66	2	2	34	323	0	0	35	274	2	2	63	647	1	1
Aug.	7	19	1	1	26	136	2	3	18	54	0	0	26	229	1	3	35	320	2	4	35	208	1	2
Sept.	15	82	2	4	19	69	3	3	23	97	0	0	42	483	5	7	33	146	2	3	32	145	1	3
Oct.	6	23	4	8	27	182	2	3	38	191	3	4	37	198	3	5	39	310	5	8	50	294	2	2
Nov.	19	297	2	2	16	125	3	7	30	187	1	1	36	429	0	0	31	165	0	0	61	1,048	3	6
Dec.	12	60	2	3	14	73	1	1	25	121	0	0	31	199	3	3	57	495	0	0	19	133	2	2
Jan.	10	80	1	1	11	52	0	0	20	79	0	0	31	155	1	1	50	496	1	1	14	57	3	4
Feb.	30	176	0	0	8	19	2	3	39	233	0	0	43	235	4	4	34	271	1	3	25	153	0	0
March	6	44	0	0	37	230	2	2	21	50	1	1	51	363	3	5	43	291	5	8	27	311	3	6
April	11	61	1	1	30	199	2	2	20	81	1	1	34	388	4	6	33	421	0	0	6	107	0	0
May	12	55	1	1	26	166	0	0	17	111	3	5	29	234	3	3	33	213	0	0	5	24	0	0
June	5	40	1	1	17	136	0	0	26	189	0	0	28	114	4	5	44	414	0	0	4	31	0	0
TOTALS	139	953	18	35	249	1,484	18	25	300	1,459	11	14	422	3,350	31	42	467	3,816	18	29	341	3,158	16	26

Table 5A - part 2

Capital Improvement Petitions • Yearly Trend Fiscal Years 2001/02 - 2010/2011

MONTH	Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	2	12	0	0	24	155	0	0	A 14	36	14	61	16	51	9	34	17	48	15	404	13	86	10	27
Aug.	13	44	0	0	29	150	0	0	18	73	8	46	11	57	20	175	18	48	13	120	15	75	10	38
Sept.	32	906	0	0	16	70	1	1	25	63	13	225	10	71	12	80	13	27	14	70	13	35	18	122
Oct.	89	698	0	0	25	73	0	0	16	104	13	85	13	38	19	93	22	151	18	127	9	70	11	73
Nov.	58	809	0	0	36	293	0	0	18	94	8	20	10	106	10	72	13	54	8	32	5	14	11	118
Dec.	36	243	0	0	32	327	0	0	25	862	7	17	17	51	28	143	14	96	13	157	4	20	9	71
Jan.	29	780	1	1	13	70	0	0	8	52	21	57	19	62	12	48	7	29	9	56	14	51	9	22
Feb.	45	301	0	0	23	143	0	0	22	177	19	74	8	11	10	75	18	124	52	426	17	101	16	81
March	24	138	1	1	10	21	0	0	10	36	12	44	7	15	17	103	13	84	18	110	11	56	10	74
April	46	306	1	1	6	14	0	0	12	93	21	59	15	36	17	85	17	77	17	74	7	19	13	43
May	38	210	1	1	14	61	0	0	18	46	15	62	22	158	19	89	19	184	11	30	12	39	15	111
June	19	141	0	0	19	165	0	0	12	55	15	158	16	51	14	46	25	103	11	44	14	63	13	72
TOTALS	431	4,588	4	4	247	1,542	1	1	198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650	134	629	145	852

(A) Includes Prop I Capital Improvement Petitions beginning FY 03-04

Table 5B
Capital Improvement Petitions • Yearly Trend

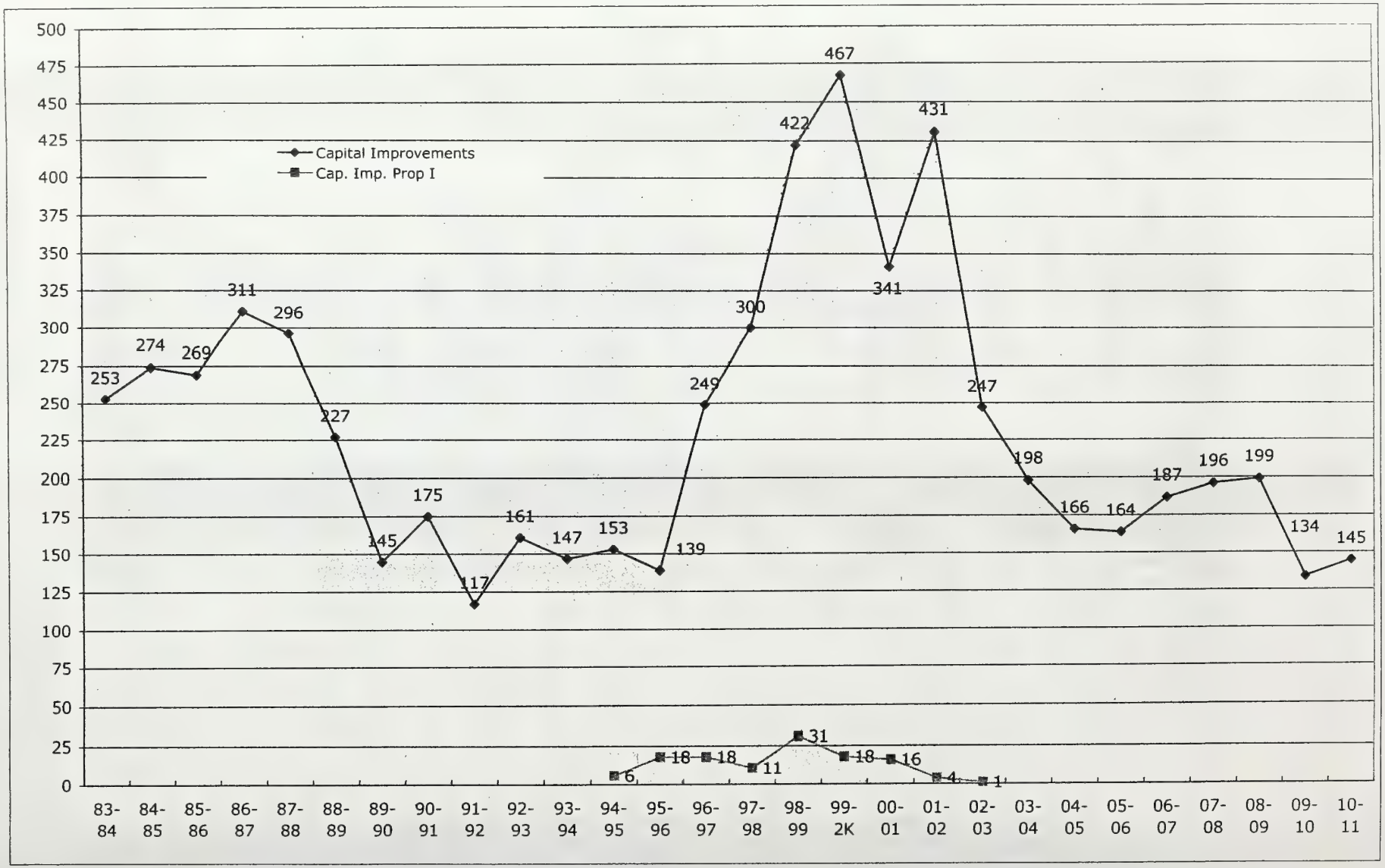


Table 6
Landlord Extension of Time Petitions by Zip Code • 2010-2011

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)																									0	0
Tenderloin	(09)																									0	0
Mission	(10)					1	1																			1	1
Fin. District	(11)																	1	1	1	1					2	2
Ingleside	(12)			1	1																					1	1
Eureka Valley	(14)																									0	0
Western Addition	(15)																									0	0
Parkside	(16)																									0	0
Haight-Ashbury	(17)																									0	0
Inner Richmond	(18)																									0	0
Outer Richmond	(21)																									0	0
Sunset	(22)																									0	0
Marina	(23)																			1	1					1	1
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)											1	3							1	1					2	4
Portola	(34)																									0	0
TOTALS		0	0	1	1	1	1	0	0	0	0	1	3	0	0	0	0	1	1	3	3	0	0	0	0	7	9

Table 6A

Landlord Extension Of Time Petitions • Yearly Trend

MONTH	6 Yr. To 88-92 Pet.	6 Yr. To 88-92 Units	FY 92-93 Pet.	FY 92-93 Units	FY 93-94 Pet.	FY 93-94 Units	FY 94-95 Pet.	FY 94-95 Units	FY 95-96 Pet.	FY 95-96 Units	FY 96-97 Pet.	FY 96-97 Units	FY 97-98 Pet.	FY 97-98 Units	FY 98-99 Pet.	FY 98-99 Units	FY 99-00 Pet.	FY 99-00 Units	FY 00-01 Pet.	FY 00-01 Units	FY 01-02 Pet.	FY 01-02 Units
July	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1	1	1	1	9	25	1	1
Aug.	4	24	0	0	0	0	1	30	0	0	1	1	2	3	2	3	2	2	1	3	4	2
Sept.	4	23	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	1	4	4
Oct.	5	17	0	0	0	0	1	3	1	1	1	2	0	0	2	11	2	5	2	3	2	5
Nov.	1	1	0	0	2	4	0	0	0	0	0	0	2	2	1	1	1	1	1	1	1	6
Dec.	1	4	0	0	0	0	1	30	0	0	1	2	1	1	0	0	0	0	0	0	1	1
Jan.	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	2	3	2	2
Feb.	1	3	0	0	0	0	0	0	0	0	1	2	2	4	0	0	0	0	2	2	2	2
March	3	28	0	0	0	0	0	0	0	0	1	3	0	0	1	1	2	12	0	0	0	0
April	2	2	1	1	0	0	0	0	0	0	1	5	0	0	0	0	0	0	1	1	1	3
May	3	9	0	0	1	3	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1	1
June	2	5	0	0	0	0	3	3	0	0	1	1	2	7	1	2	0	0	3	4	2	5
TOTALS	26	116	1	1	3	7	7	67	2	2	7	16	11	19	9	20	8	21	22	43	21	32

MONTH	FY 02-03 Pet.	FY 02-03 Units	FY 03-04 Pet.	FY 03-04 Units	FY 04-05 Pet.	FY 04-05 Units	FY 05-06 Pet.	FY 05-06 Units	FY 06-07 Pet.	FY 06-07 Units	FY 07-08 Pet.	FY 07-08 Units	FY 08-09 Pet.	FY 08-09 Units	FY 09-10 Pet.	FY 09-10 Units	FY 10-11 Pet.	FY 10-11 Units	FY 11-12 Pet.	FY 11-12 Units	FY 12-13 Pet.	FY 12-13 Units
July	1	1	0	0	1	1	0	0	2	5	0	0	0	0	0	0	0	0				
Aug.	1	1	0	0	1	1	1	1	0	0	1	1	0	0	0	0	1	1				
Sept.	0	0	1	24	0	0	3	4	0	0	0	0	1	6	0	0	1	1				
Oct.	0	0	6	10	1	1	2	2	1	1	2	7	2	8	0	0	0	0				
Nov.	0	0	0	0	0	0	1	1	0	0	2	8	0	0	0	0	0	0				
Dec.	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	3				
Jan.	2	2	0	0	3	6	1	1	1	5	2	2	0	0	2	2	0	0				
Feb.	0	0	0	0	0	0	1	2	1	2	1	1	1	1	0	0	0	0				
March	4	4	2	2	1	3	1	1	0	0	0	0	0	0	2	8	1	1				
April	3	3	0	0	2	2	1	12	0	0	0	0	0	0	1	2	3	3				
May	1	1	0	0	3	3	1	1	0	0	0	0	0	0	0	0	0	0				
June	1	3	2	3	2	3	5	7	0	0	2	3	1	1	0	0	0	0				
TOTALS	14	16	11	39	15	21	18	33	6	14	11	23	6	17	6	13	7	9	0	0	0	0

Table 6B
Landlord Extension of Time Petitions • Yearly Trend

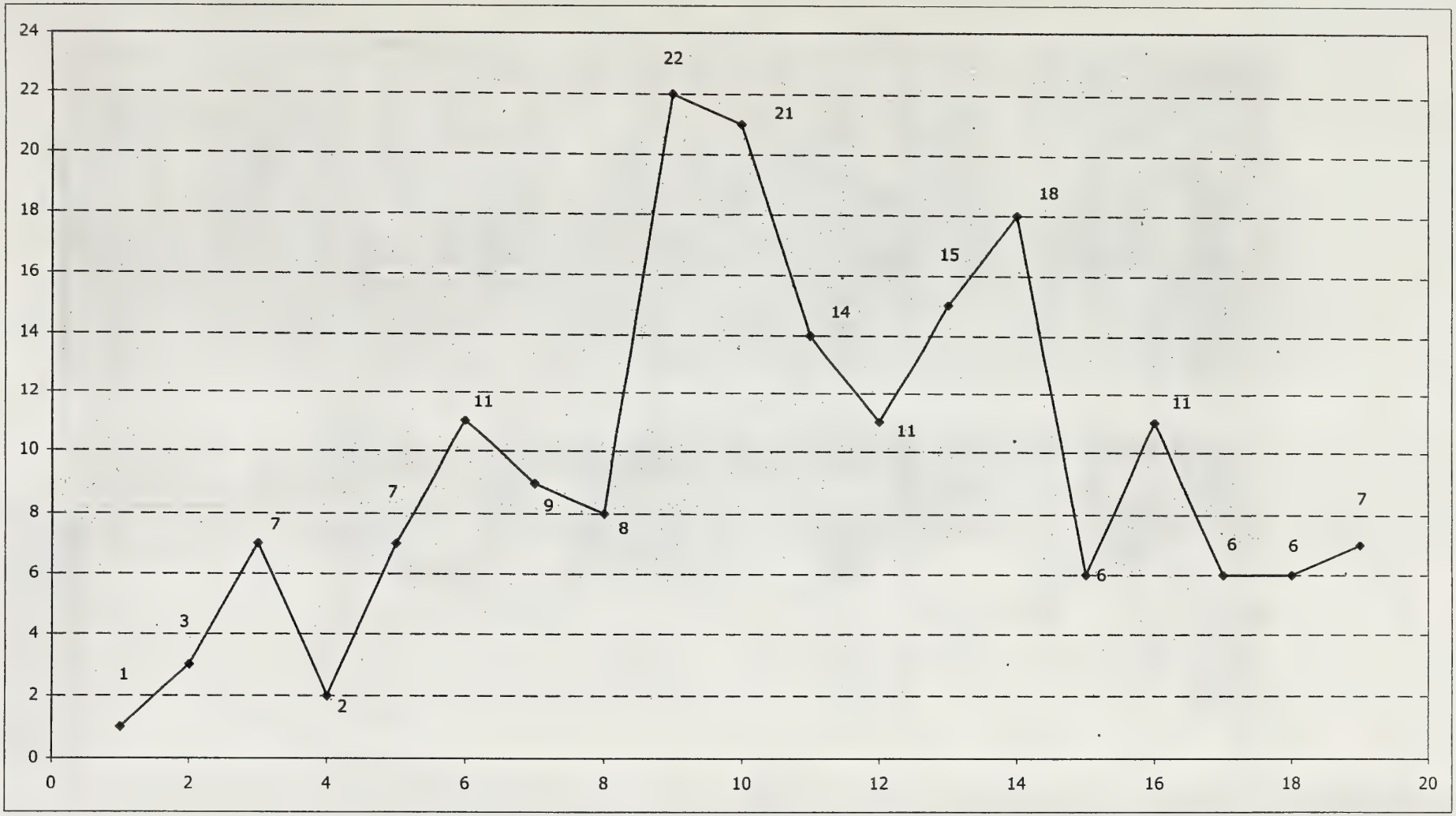


Table 7

Tenant in Occupancy Petitions (Regulation 1.21) • Yearly Trend

MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	9	9	10	10	3	3	2	2	5	5	9	9	9	10	8	8	2	2	0	0						
Aug.	14	14	1	1	3	3	7	7	8	8	6	6	3	3	2	2	0	0	1	1						
Sept.	7	7	4	4	3	3	2	2	6	6	3	3	1	1	3	3	1	1	2	2						
Oct.	9	9	4	4	2	2	6	6	4	4	0	0	5	7	0	0	2	2	1	1						
Nov.	9	9	3	3	1	1	4	4	6	6	5	5	3	3	3	3	5	5	1	1						
Dec.	6	6	1	1	3	3	1	1	6	6	6	6	0	0	2	2	3	3	0	0						
Jan.	4	4	1	1	3	3	2	2	2	2	7	7	0	0	3	3	2	2	2	2						
Feb.	7	7	4	4	4	4	1	1	4	4	2	2	2	2	5	5	0	0	2	2						
March	3	3	2	2	2	2	8	8	6	6	5	5	3	3	1	1	1	1	5	5						
April	11	11	4	4	6	6	4	4	4	4	9	9	1	1	1	1	1	1	1	1						
May	10	10	3	3	1	1	3	3	8	8	1	1	2	2	0	0	1	1	2	2						
June	4	4	8	8	4	4	3	3	6	6	4	4	0	0	2	2	0	0	2	2						
TOTALS	93	93	45	45	35	35	43	43	65	65	57	57	29	32	30	30	18	18	19	19	0	0	0	0	0	0

*Effective Date of Legislation: June 5, 2001

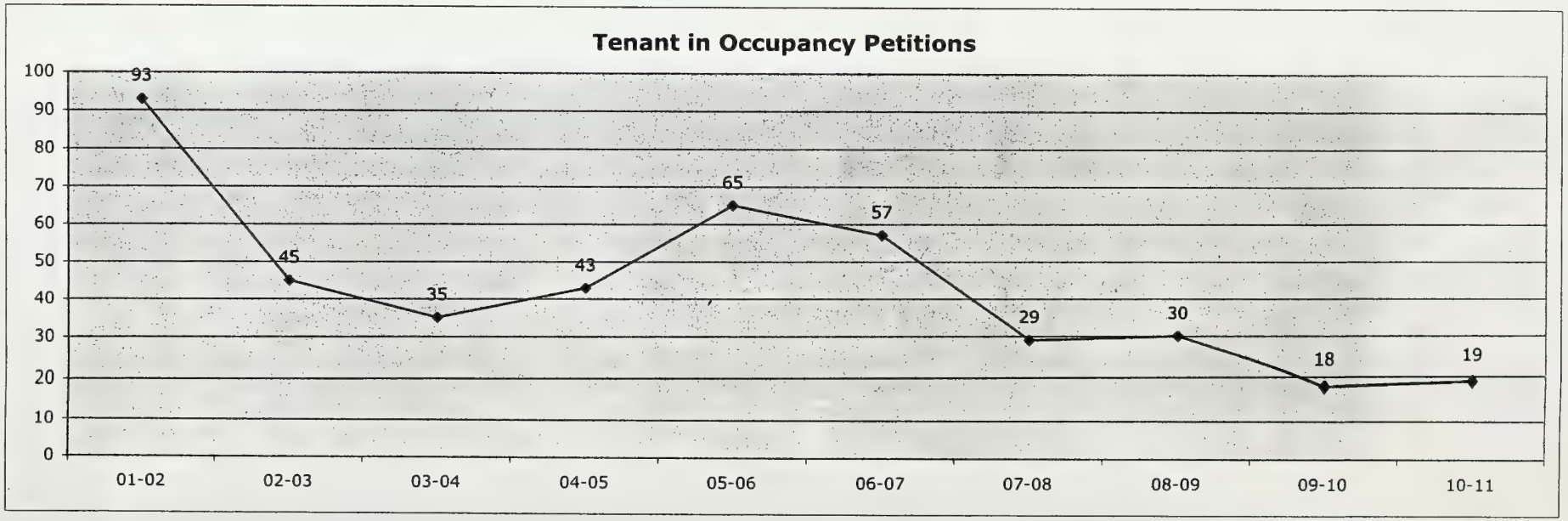


TABLE 8
Annual Eviction Notices • 2010-2011

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	6	4	16	10	8	7	15	8	13	5	8	6	106
Late-Pay	5	1	6	3	8	1	3	4	3	2	2	4	42
Breach	27	69	25	50	27	16	17	25	25	23	65	59	428
Nuisance	26	26	12	31	21	11	25	16	25	18	24	26	261
Illegal	1	1	0	2	2	1	1	4	2	0	5	2	21
Agreement	1	0	0	0	0	0	1	0	1	0	1	0	4
Access	1	0	0	2	1	3	1	1	6	1	2	1	19
Sub	0	2	3	1	1	0	2	0	3	0	1	2	15
Own-Occ	16	14	15	9	10	3	8	10	11	9	15	19	139
Condo	1	0	0	0	0	1	0	0	1	0	0	0	3
Demolition	13	3	1	2	2	3	1	3	1	2	5	1	37
Capital Imp.	0	6	1	0	1	1	2	7	3	2	4	0	27
Rehab	0	0	0	0	0	0	0	1	0	0	0	0	1
Ellis	1	11	5	4	2	1	0	7	2	1	3	3	40
Roommate	0	5	1	7	4	1	3	4	4	1	0	2	32
Lead	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	5	0	4	7	3	2	3	9	6	1	3	4	47
Development	0	0	106	0	0	0	0	0	0	0	0	0	106
Good Sam End	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	103	142	195	128	90	51	82	99	106	65	138	129	1,328

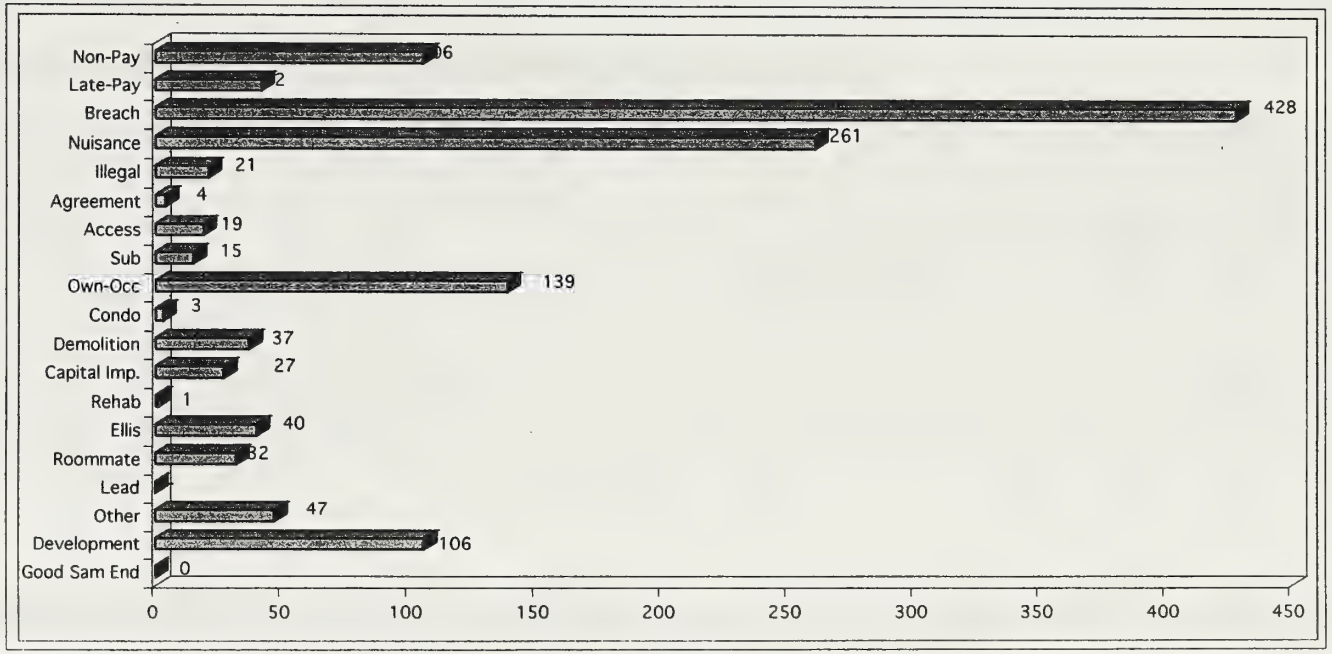


Table 8A - 1
Annual Eviction Notices • Yearly Trend

	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04
Non-Pay	130	175	107	123	137	96	101	133	125	132	142	143	150	111	109	89	114
Late-Pay	80	53	98	88	60	72	50	40	49	85	100	101	93	86	57	65	62
Breach	9	90	204	183	158	136	133	104	172	290	327	344	327	398	329	236	274
Nuisance	185	207	231	227	205	215	159	204	236	247	258	247	278	256	283	247	285
Illegal	0	6	16	9	11	11	15	9	53	16	17	24	32	27	41	18	25
Agreement	71	21	18	17	114	3	0	0	0	0	2	4	6	2	2	1	0
Access	5	11	8	12	13	8	5	11	1	0	18	12	14	9	6	9	4
Sub	40	28	74	96	40	34	12	25	34	67	90	168	84	30	4	13	11
Own-Occ	522	564	545	469	356	293	344	361	481	1075	1410	1200	937	991	594	422	364
Condo				1	0	0	0	0	1	1	1	0	6	5	5	7	3
Demolition	0	4	14	13	13	12	12	33	36	53	77	39	43	84	88	94	73
Capital Imp.	76	149	47	30	30	10	33	8	18	53	44	24	80	58	47	64	69
Rehab	67	114	16	13	13	1	4	7	10	38	35	26	14	7	8	2	0
Ellis	26	18	3	4	4	0	0	0	0	3	12	206	440	274	83	115	228
Roommate	7	15	24	38	38	10	20	30	49	71	119	104	146	130	94	73	57
Lead	80	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Other		82	67	57	57	73	77	104	103	160	194	90	110	69	37	31	30
TOTALS	1,298	1,537	1,472	1,380	1,249	974	965	1,069	1,368	2,291	2,846	2,732	2,761	2,538	1,787	1,486	1,599

	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Non-Pay	86	103	99	98	129	85	106			
Late-Pay	49	60	72	88	88	60	42			
Breach	246	271	294	424	376	457	428			
Nuisance	274	310	310	317	279	308	261			
Illegal	21	49	39	39	31	40	21			
Agreement	0	0	1	9	4	11	4			
Access	5	11	15	20	14	31	19			
Sub	15	19	24	13	18	19	15			
Own-Occ	288	248	210	161	143	127	139			
Condo	7	1	4	2	3	2	3			
Demolition	66	48	47	39	29	24	37			
Capital Imp.	70	83	58	56	24	21	27			
Renab	1	5	0	0	0	0	1			
Ellis	330	248	210	265	99	69	40			
Roommate	49	39	42	19	30	30	32			
Lead	7	0	1	2	3	0	0			
Other	40	41	49	48	45	88	47			
Development							106			
Good Sam End							0			
TOTALS	1,554	1,536	1,475	1,600	1,315	1,372	1,328	0	0	0

Table 8A - 2
Annual Eviction Notices • Yearly Trend

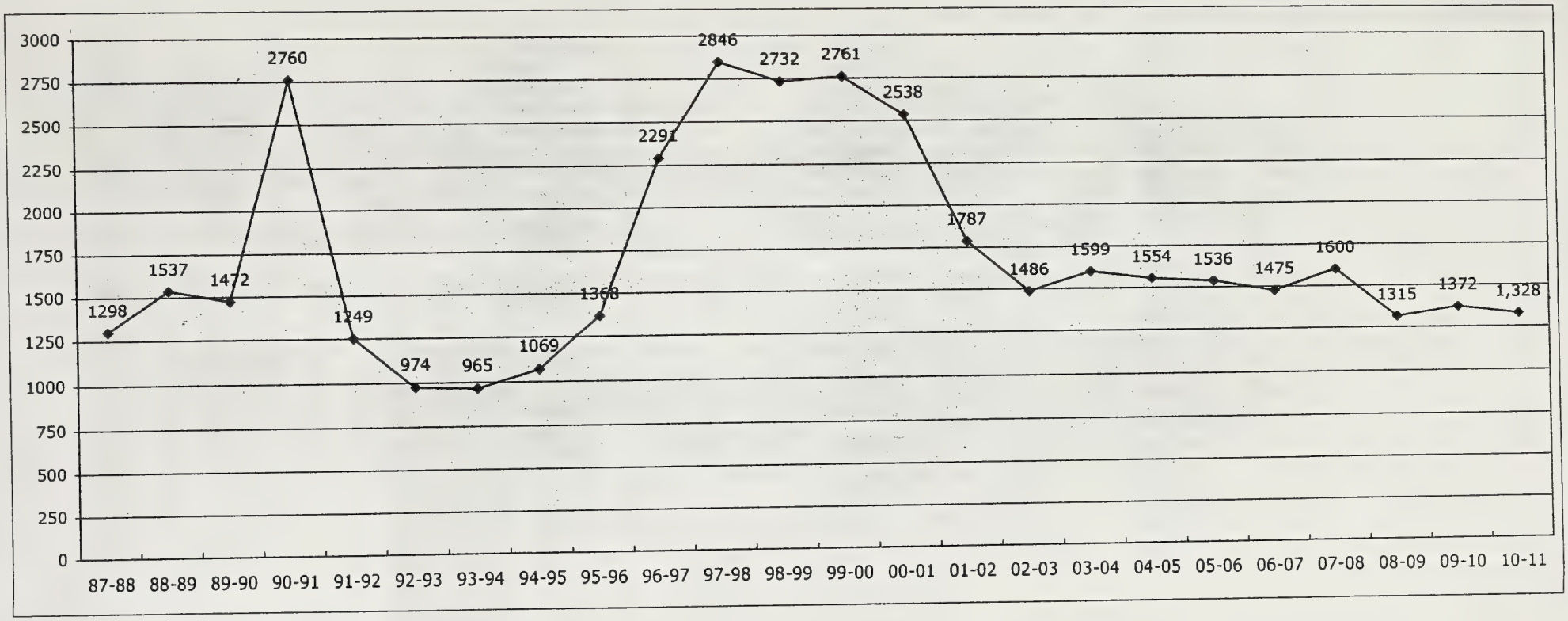


Table 8B

Annual OMI Eviction Notices by Zip Code • 2010-2011

Neighborhood	ZipCode	July	Aug.	Sept.	Oct	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)	1												1
S. of Market	(03)								1				1	2
94104	(04)													0
94105	(05)													0
Potrero	(07)							1	1	1		1	1	5
Chinatown	(08)		1			1								2
Tenderloin	(09)													0
Mission	(10)	2	2	1	1	2	2	2	2	1	3	5	4	27
Fin. District	(11)													0
Ingleside	(12)	1	1	2	2		1	1	1		1	1	1	12
Eureka Valley	(14)	5	2	2	1			2		1	1		1	15
Western Addition	(15)	1				1			1	1			2	6
Parkside	(16)		1			1							2	4
Haight-Ashbury	(17)	4		1	2	1				1				9
Inner Richmond	(18)		1	1					2		1		1	6
Outer Richmond	(21)			3	1	1				1		2		8
Sunset	(22)		1			1		1		1	1	3	1	9
Marina	(23)			1				1	1				1	4
Bayview	(24)		3							1	1			5
West Portal	(27)	1			1									2
Diamond Heights	(31)		1	2		1			1	1	1	1	1	9
Lake Merced	(32)													0
North Beach	(33)		1	1	1	1				2		1		7
Portola	(34)	1		1								1	3	6
TOTALS		16	14	15	9	10	3	8	10	11	9	15	19	139

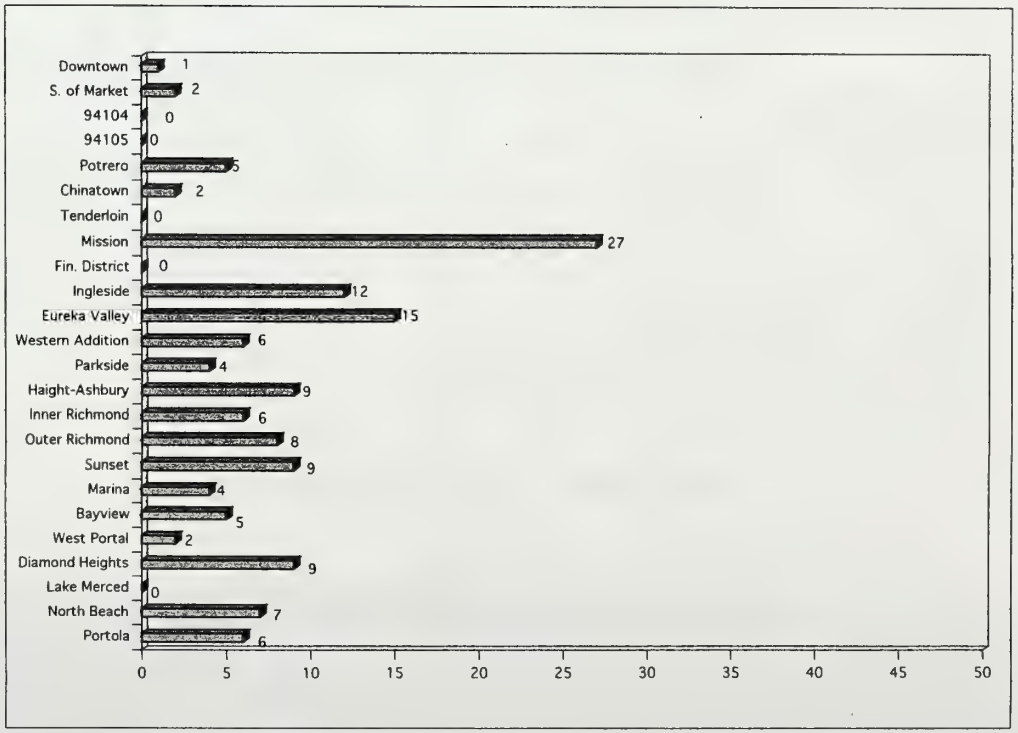
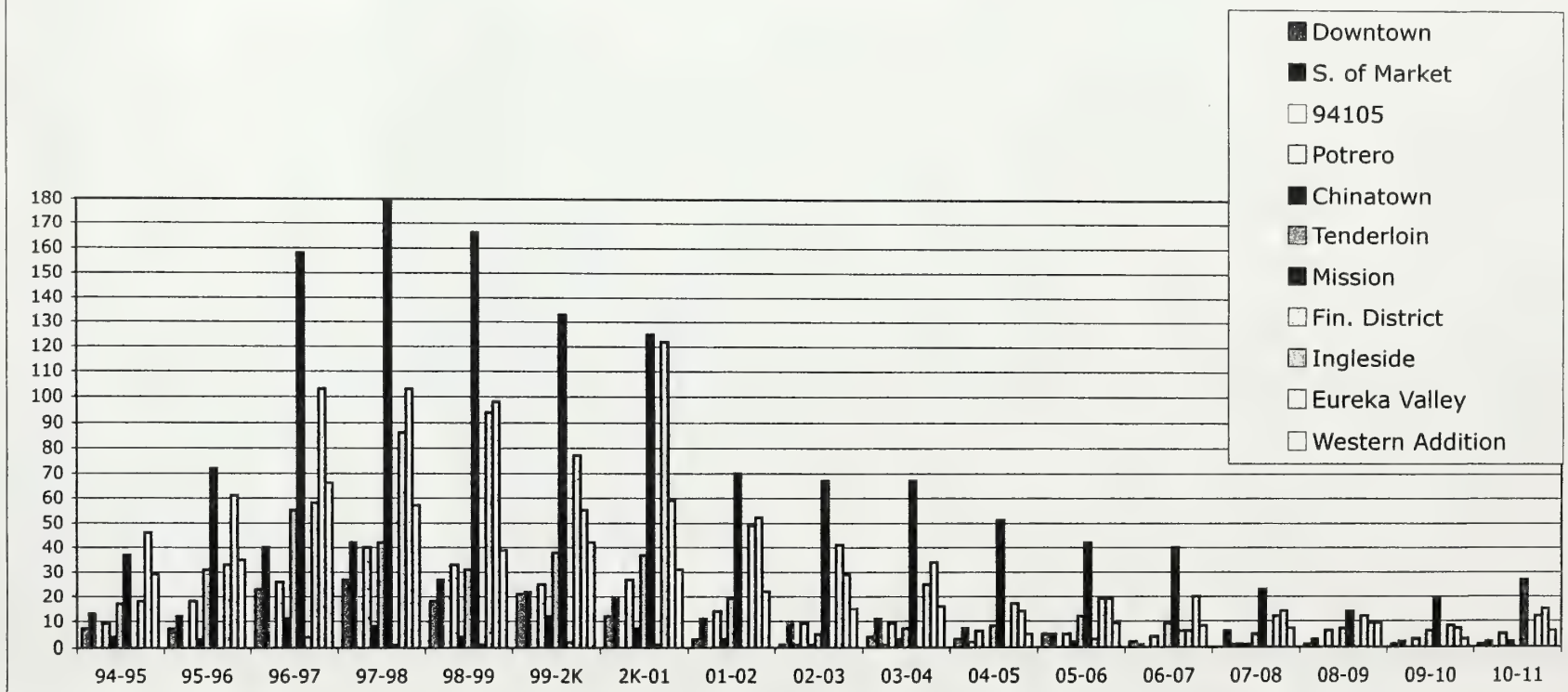


Table 8C

OMI Eviction Notices • Yearly Trend by Zip Code

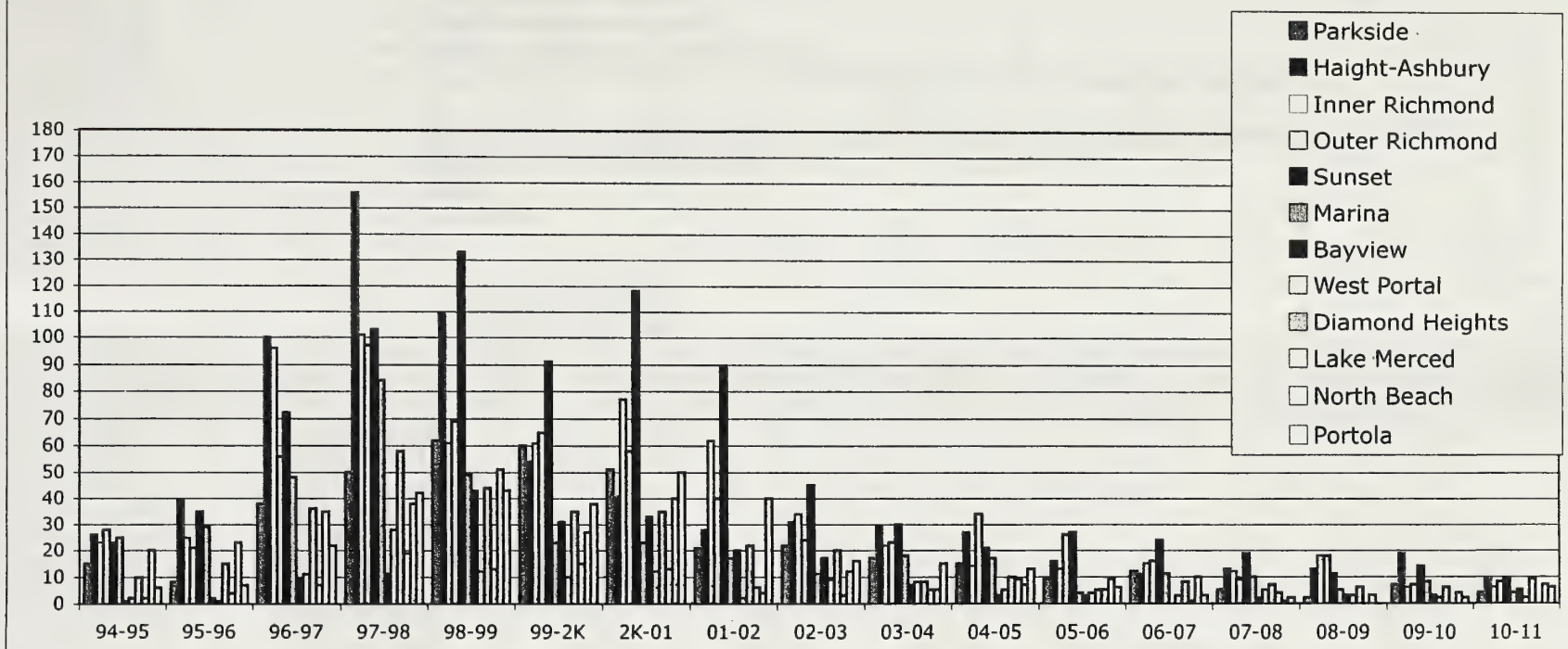
Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	Totals
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	5	2	0	1	1	1	134
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	5	1	6	3	2	2	225
94105	(05)	0	0	0	0	0	0	0	0	1	1	2	0	0	1	0	0	0	5
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	5	4	1	6	3	5	226
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	2	0	1	0	0	2	59
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	12	9	5	7	6	0	316
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	42	40	23	14	19	27	1268
Fin. District	(11)	0	0	4	1	1	2	1	0	0	0	0	3	6	0	0	0	0	18
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	19	6	12	12	8	12	657
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	19	20	14	9	7	15	707
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	9	8	7	9	3	6	381
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	9	12	5	2	7	4	385
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	16	11	13	13	19	9	680
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	13	15	12	18	6	6	616
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	26	16	9	18	7	8	566
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	27	24	19	11	14	9	830
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	4	11	10	5	8	4	369
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	3	0	2	3	3	5	182
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	4	3	5	3	2	2	112
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	5	8	7	6	6	9	313
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	5	1	4	0	0	0	106
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	9	10	1	3	4	7	282
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	6	3	2	0	2	6	303
TOTALS		361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159	143	127	139	8,740

Table 8D-part 1
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2010/11



* Original Table in Color is on Rent Board website.

Table 8D-part 2
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2009/11



* Original Table in Color is on Rent Board website.

Table 9
Report of Alleged Wrongful Eviction by Zip Code • 2010-2011

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	1		4	5			2	3	1	2		2	20
S. of Market	(03)	3					4	1	3	4	2		3	20
94104	(04)													0
94105	(05)													0
Potrero	(07)			1	4				2			2		9
Chinatown	(08)							4						4
Tenderloin	(09)	1	2	4	1	4	2	5	4	2	1	1		27
Mission	(10)	6	2	5	4	8	1	7	11	10	4	9	12	79
Fin. District	(11)					1								1
Ingleside	(12)	5	8	5	6	5	4	4	7	6	8	6	4	68
Eureka Valley	(14)	3	3	4	5	2	1	1	4	4		1	2	30
Western Addition	(15)		5	2	4	3		1	2	4			2	23
Parkside	(16)	3	1	2	2	2		2		3		3	3	21
Haight-Ashbury	(17)		3	2	2			1	1	3	1	2	3	18
Inner Richmond	(18)	2	1	1	2	1	1		2	2		1	2	15
Outer Richmond	(21)	2			2	2	1	1	4	1	2	1	4	20
Sunset	(22)	5	3		5	1		2	1	3		5	5	30
Marina	(23)			2				1	2	1		2	5	13
Bayview	(24)	6		6	4	2	1	2	5		4	3		33
West Portal	(27)		1		3	1	1	1		2		1		10
Diamond Heights	(31)	1	1	2	1	2		1		1		4	1	14
Lake Merced	(32)	1				1	1		1	1		1		6
North Beach	(33)	3	1	1	3		2					3	1	14
Portola	(34)	2	1		1	3	2	1		1	1	1	3	16
TOTALS		44	32	41	54	38	21	37	52	49	25	46	52	491

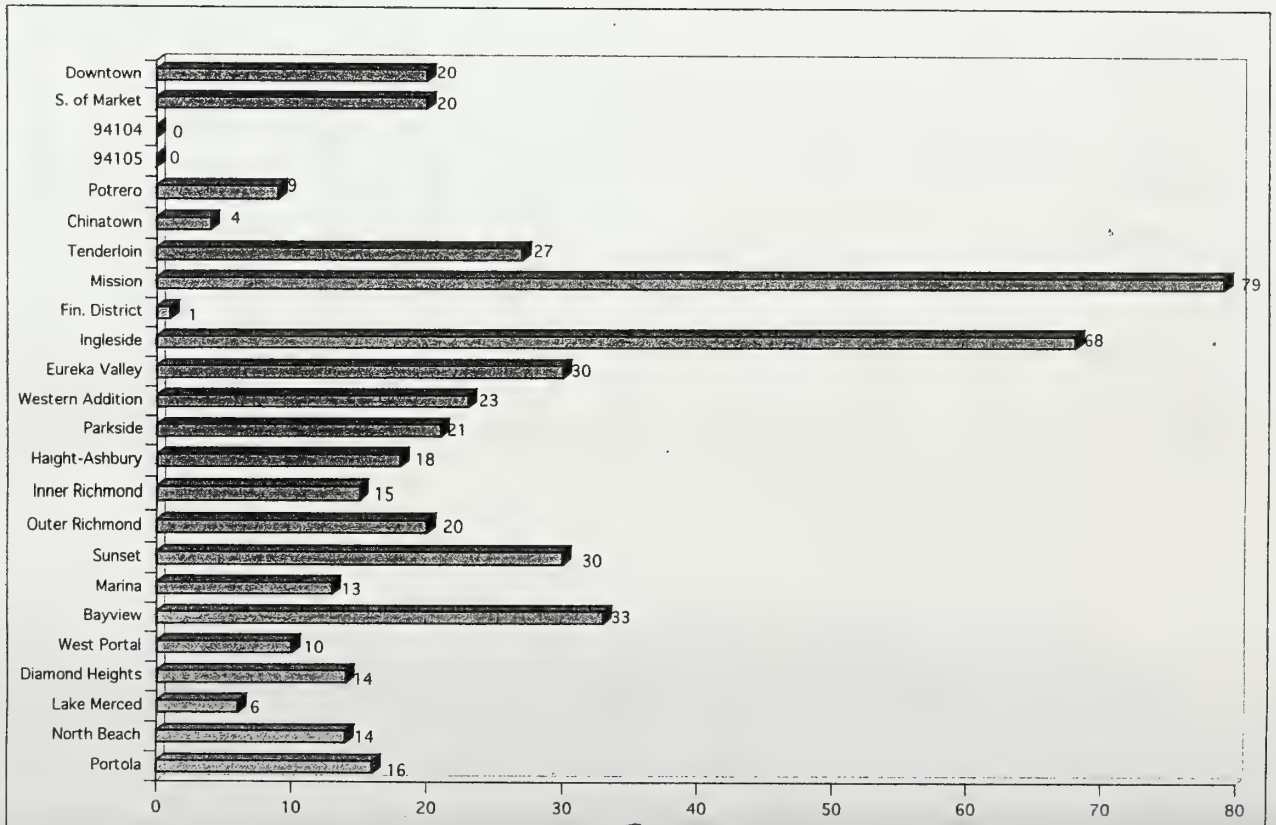
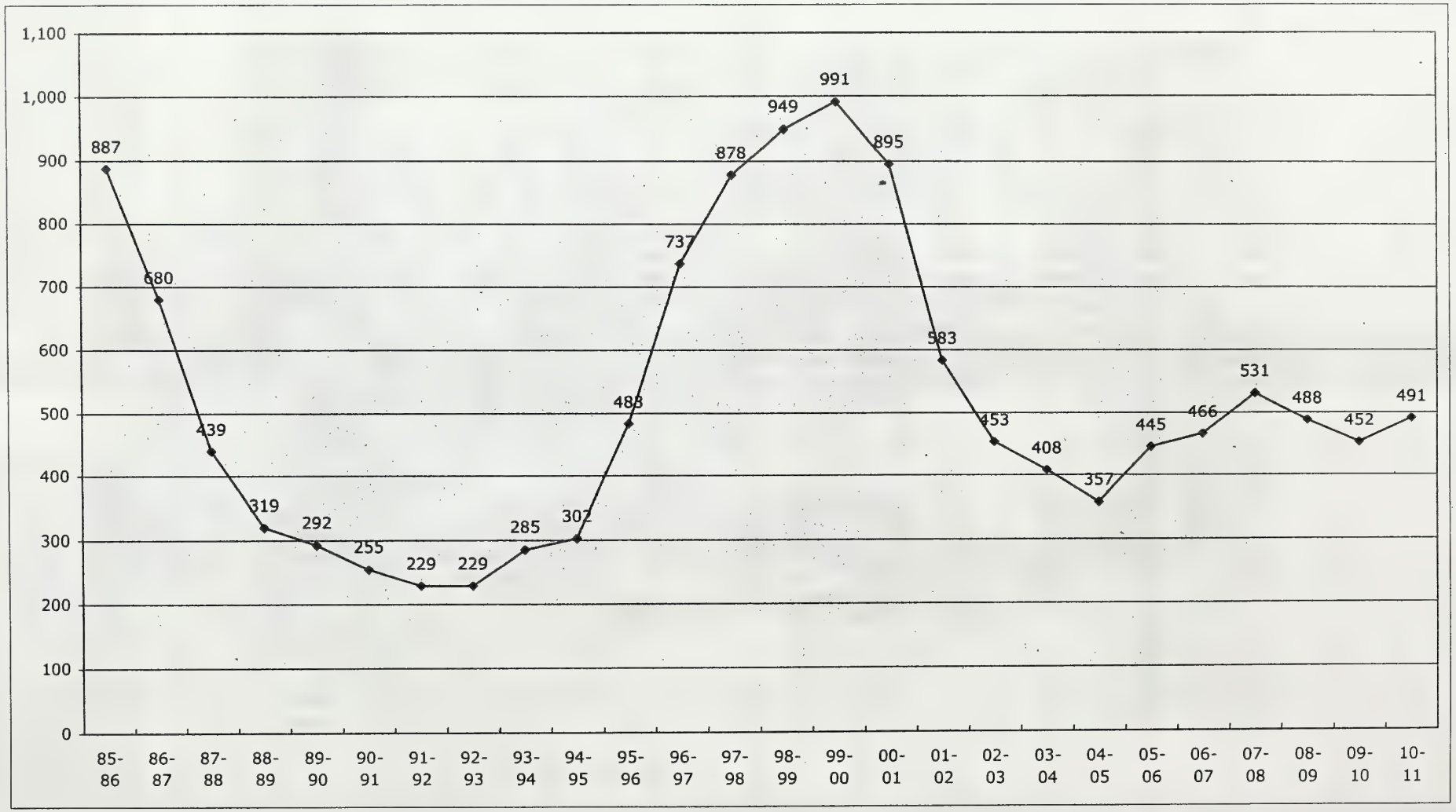


Table 9A
Report of Alleged Wrongful Eviction • Yearly Trend

MONTH	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
July	95	81	61	17	29	26	24	19	29	20	41	73	62	59
Aug.	95	68	45	30	37	24	13	14	31	34	35	49	72	81
Sept.	71	73	36	25	26	10	20	19	24	26	34	57	71	110
Oct.	91	75	41	26	15	18	18	21	14	19	24	66	73	79
Nov.	58	50	34	18	12	13	17	23	12	28	25	53	76	86
Dec.	70	38	43	35	20	21	14	22	19	25	31	47	66	60
Jan.	70	54	37	22	24	23	18	13	38	12	34	57	92	76
Feb.	58	56	28	22	26	27	23	16	25	28	41	53	73	62
March	88	51	29	30	28	21	23	18	29	20	36	53	63	91
April	76	40	26	19	24	24	16	18	31	28	58	85	76	69
May	49	52	18	51	27	25	29	18	15	33	69	66	73	93
June	66	42	41	24	24	23	14	28	18	29	55	78	81	83
TOTALS	887	680	439	319	292	255	229	229	285	302	483	737	878	949

MONTH	Year 99-00	Year 00-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
July	86	75	66	44	41	32	31	28	41	53	46	44		
Aug.	78	122	65	51	35	30	42	53	53	38	35	32		
Sept.	67	90	51	60	35	17	45	51	50	41	40	41		
Oct.	89	72	51	29	26	32	42	28	47	53	29	54		
Nov.	86	58	43	32	27	29	35	46	48	38	29	38		
Dec.	83	58	42	28	22	14	37	28	37	34	46	21		
Jan.	78	64	48	39	39	25	31	29	26	44	40	37		
Feb.	91	75	38	36	45	15	30	48	44	37	34	52		
March	77	72	45	34	36	33	36	36	55	38	27	49		
April	87	88	43	36	36	33	39	43	55	43	37	25		
May	88	60	45	37	37	39	29	35	41	30	48	46		
June	81	61	46	27	29	58	48	41	34	39	41	52		
TOTALS	991	895	583	453	408	357	445	466	531	488	452	491	0	0

Table 9B
Report of Alleged Wrongful Eviction • Yearly Trend



Report of Alleged Wrongful Eviction • Yearly Trend by Zip Code

Neighborhood	Zip	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
Downtown	(02)	36	38	35	11	18	14	12	15	28	16	31	35	53	45
S. of Market	(03)	44	27	20	10	31	19	9	18	24	13	33	35	41	43
94104	(04)	0	1	0	0	0	0	0	1	0	0	2	0	0	0
94105	(05)	0	1	0	0	1	0	0	0	4	1	0	1	0	1
Potrero	(07)	20	18	10	10	10	5	5	4	4	5	10	8	11	18
Chinatown	(08)	17	15	6	12	3	1	4	2	6	6	9	11	8	7
Tenderloin	(09)	92	86	44	36	20	21	27	24	20	21	33	69	56	64
Mission	(10)	135	99	65	53	39	42	40	39	42	53	77	121	152	175
Fin. District	(11)	1	0	2	1	1	1	1	1	2	1	0	2	1	3
Ingleside	(12)	36	22	19	12	13	12	13	14	16	27	46	51	75	87
Eureka Valley	(14)	68	39	35	21	24	17	14	10	26	29	26	58	45	59
Western Addition	(15)	58	38	23	20	15	10	12	18	9	10	27	36	40	34
Parkside	(16)	16	11	11	5	4	5	5	5	7	13	11	7	30	28
Haight-Ashbury	(17)	91	59	37	49	32	30	16	14	32	24	34	60	79	76
Inner Richmond	(18)	47	26	26	15	18	17	8	10	13	13	22	37	40	44
Outer Richmond	(21)	41	35	18	10	10	14	14	10	4	8	25	26	44	46
Sunset	(22)	47	41	23	11	15	16	15	15	11	10	24	50	47	59
Marina	(23)	31	33	14	11	18	8	7	7	4	11	16	16	29	26
Bayview	(24)	13	20	6	1	0	2	1	3	6	12	7	22	17	32
West Portal	(27)	2	2	0	2	0	0	1	1	1	3	3	5	11	10
Diamond Heights	(31)	28	18	14	12	3	9	4	7	10	6	13	35	38	18
Lake Merced	(32)	13	9	6	1	3	3	4	5	1	4	9	12	9	18
North Beach	(33)	34	31	15	7	6	9	10	3	6	11	12	21	23	26
Portola	(34)	17	10	10	8	4	4	7	3	9	5	13	19	29	30
TOTALS		887	679	439	318	288	259	229	229	285	302	483	737	878	949

Neighborhood	Zip	Year 99-2K	Year 2K-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
Downtown	(02)	46	44	25	29	23	23	27	24	29	33	24	20		
S. of Market	(03)	48	44	21	31	25	22	28	21	19	25	23	20		
94104	(04)	0	0	0	0	0	0	0	0	8	0	1	0		
94105	(05)	2	0	0	0	1	0	0	0	0	1	0	0		
Potrero	(07)	20	19	8	6	5	7	2	8	11	8	11	9		
Chinatown	(08)	15	12	6	11	12	6	10	8	8	7	13	4		
Tenderloin	(09)	85	55	47	27	33	31	46	32	45	31	29	27		
Mission	(10)	171	144	78	48	58	52	69	47	61	51	53	79		
Fin. District	(11)	2	2	0	2	1	1	1	2	6	1	1	1		
Ingleside	(12)	91	85	60	45	45	27	29	59	49	66	43	68		
Eureka Valley	(14)	49	43	27	16	18	13	17	30	24	20	15	30		
Western Addition	(15)	41	29	20	19	14	12	15	12	19	18	15	23		
Parkside	(16)	28	24	21	24	12	20	14	14	24	22	16	21		
Haight-Ashbury	(17)	66	74	52	26	23	25	40	35	35	41	29	18		
Inner Richmond	(18)	51	43	32	30	17	13	13	25	24	20	16	15		
Outer Richmond	(21)	54	46	32	19	12	18	29	27	27	14	29	20		
Sunset	(22)	65	65	54	34	22	21	26	26	43	29	34	30		
Marina	(23)	14	18	11	14	11	9	6	8	13	10	18	13		
Bayview	(24)	37	39	19	19	15	13	24	22	23	23	26	33		
West Portal	(27)	5	6	2	7	6	2	5	2	5	8	10	10		
Diamond Heights	(31)	17	17	21	7	11	9	9	14	10	14	11	14		
Lake Merced	(32)	16	14	6	9	6	12	13	11	19	14	12	6		
North Beach	(33)	27	28	12	16	14	10	12	29	15	10	12	14		
Portola	(34)	40	44	29	13	24	11	10	10	14	22	11	16		
TOTALS		990	895	583	452	408	357	445	466	531	488	452	491	0	0

Table 10
Tenant Appeals by Zip Code • 2010-2011

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Appeals
Downtown	(02)													0
S. of Market	(03)													0
94104	(04)													0
Potrero	(07)													0
Chinatown	(08)		5		3						1			9
Tenderloin	(09)	2		1		1			4	1		2	1	12
Mission	(10)					1			3				3	7
Fin. District	(11)													0
Ingleside	(12)				1									1
Eureka Valley	(14)						1							1
Western Addition	(15)										2	14		16
Parkside	(16)		2							1				3
Haight-Ashbury	(17)			1										1
Inner Richmond	(18)					1						1		2
Outer Richmond	(21)		2							1				3
Sunset	(22)											1		1
Marina	(23)										2			2
Bayview	(24)													0
West Portal	(27)													0
Diamond Heights	(31)			1							1			2
Lake Merced	(32)		1	1	1									3
North Beach	(33)							1	2					3
Portola	(34)													0
TOTALS		2	10	4	5	3	1	1	9	3	6	18	4	66

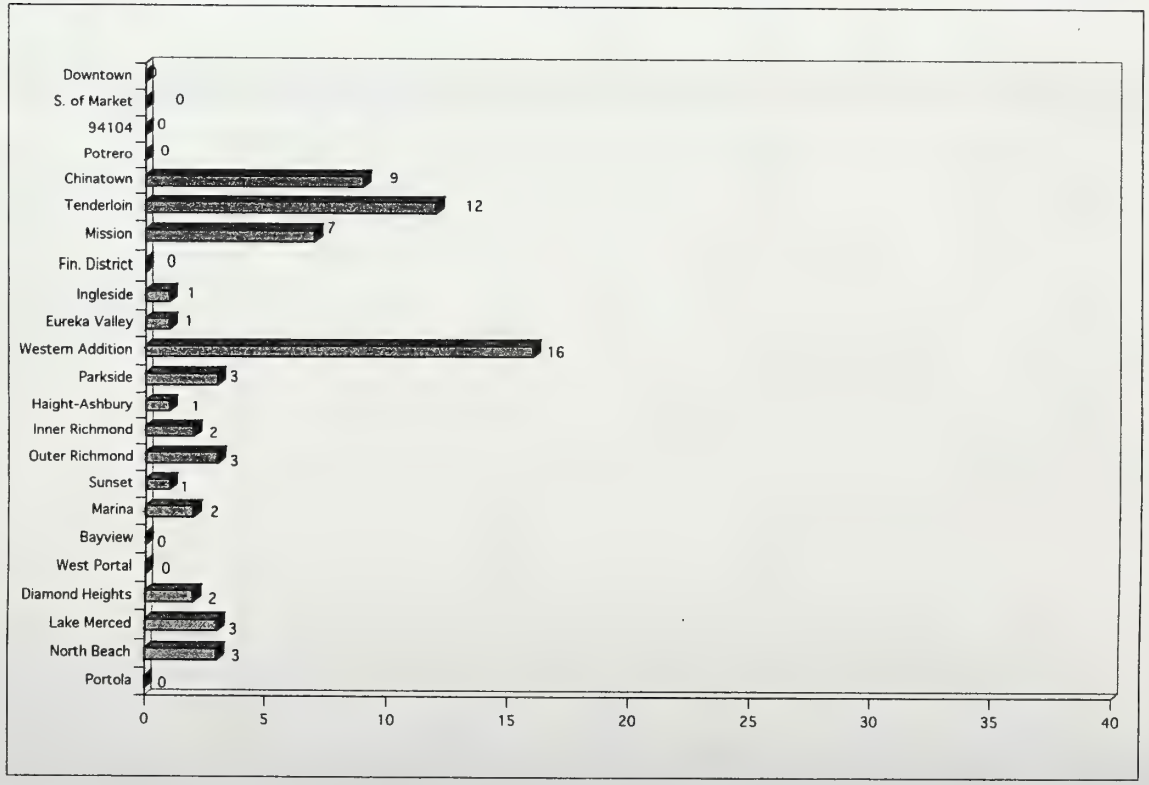


Table 10A
Tenant Appeals • Yearly Trend

MONTH	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97	FY 97-98	FY 98-99	FY 99-2K
July	9	10	12	14	0	9	9	2	23	2	3	10	5	8
Aug.	35	19	10	25	8	10	8	6	6	10	40	8	3	16
Sept.	38	7	13	24	9	3	5	10	10	5	5	17	7	14
Oct.	13	6	5	5	4	50	34	5	10	3	6	2	9	12
Nov.	10	6	17	2	5	9	8	5	8	4	6	2	5	26
Dec.	6	34	56	3	18	3	11	8	23	10	6	8	12	13
Jan.	14	20	4	24	5	5	3	1	1	0	18	4	2	4
Feb.	13	6	9	12	19	16	0	7	1	13	21	2	7	5
March	22	10	80	17	4	8	5	35	7	14	6	23	12	8
April	4	6	6	11	9	22	13	16	270	1	8	7	16	23
May	5	2	4	15	5	6	6	15	46	3	2	5	11	5
June	5	10	6	5	16	13	8	12	6	35	3	163	8	13
TOTALS	174	136	222	157	102	154	110	122	411	100	124	251	97	147

MONTH	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July	7	4	51	26	6	10	2	9	9	24	2			
Aug.	13	6	7	29	12	4	10	4	4	4	10			
Sept.	11	8	22	8	4	2	7	5	6	9	4			
Oct.	14	13	70	10	23	4	5	1	3	11	5			
Nov.	17	9	11	6	4	10	6	11	3	12	3			
Dec.	24	0	97	4	0	6	9	8	2	20	1			
Jan.	5	63	6	5	5	4	11	4	68	12	1			
Feb.	15	7	4	10	78	6	14	5	13	8	9			
March	3	9	7	4	13	7	21	5	11	11	3			
April	51	13	16	10	6	15	38	14	4	4	6			
May	5	6	16	7	20	7	48	5	21	3	18			
June	4	11	7	7	8	5	4	7	9	8	4			
TOTALS	169	149	314	126	179	80	175	78	153	126	66	0	0	0

Table 10B
Tenant Appeals • Yearly Trend

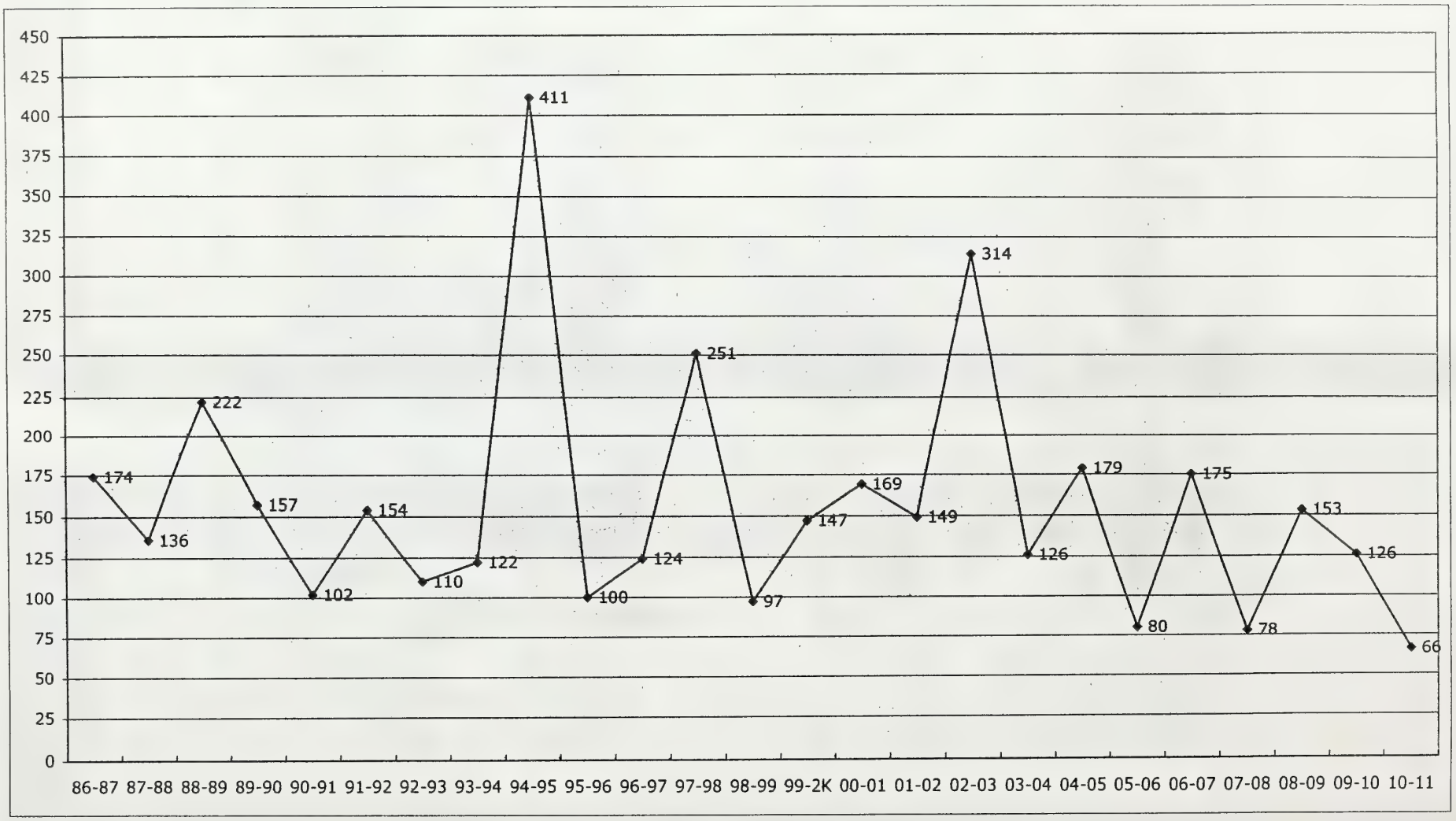


Table 11
Landlord Appeals by Zip Code • 2010-2011

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)					1	1									1	1									2	2
S. of Market	(03)																							1	1	1	1
94104	(04)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)																			1	1					1	1
Tenderloin	(09)			1	1															1	1					2	2
Mission	(10)			1	1					1	1	2	5	3	5			2	2	2	2	1	1	1	1	13	18
Fin. District	(11)																									0	0
Ingleside	(12)					1	1											1	1			2	2			4	4
Eureka Valley	(14)	1	1															1	1							2	2
Western Addition	(15)											1	2	2	2											3	4
Parkside	(16)													1	1											1	1
Haight-Ashbury	(17)	1	1	1	1													1	1					1	1	4	4
Inner Richmond	(18)									1	1															1	1
Outer Richmond	(21)			1	1																	1	1			2	2
Sunset	(22)					1	1							1	1											2	2
Marina	(23)									1	1															1	1
Bayview	(24)																									0	0
West Portal	(27)																	1	1							1	1
Diamond Heights	(31)	2	2													1	1									3	3
Lake Merced	(32)																									0	0
North Beach	(33)	1	1							1	1					1	1					1	1	1	1	5	5
Portola	(34)																			1	1					1	1
TOTALS		5	5	4	4	3	3	0	0	4	4	3	7	7	9	3	3	6	6	5	5	5	5	4	4	49	55

Table 11A
Landlord Appeals • Yearly Trend

MONTH	FY 88-89		FY 89-90		FY 90-91		FY 92-93		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-00	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	11	11	7	46	9	9	9	30	9	30	6	7	13	28	3	5	5	5	12	14	5	5	8	11
Aug.	16	23	11	20	5	13	6	9	6	9	6	48	9	30	3	4	9	47	6	12	7	7	9	14
Sept.	7	11	6	6	12	24	3	3	3	3	11	15	11	12	6	14	9	10	0	0	6	6	10	14
Oct.	8	13	8	19	9	9	11	12	11	12	7	12	5	6	11	26	1	15	5	11	5	12	6	9
Nov.	15	29	1	1	6	8	9	11	9	11	6	6	5	5	5	5	4	5	0	0	5	5	13	21
Dec.	16	25	7	12	6	6	3	3	3	3	9	16	3	4	4	5	10	35	10	19	2	3	10	22
Jan.	15	52	6	39	9	13	3	3	3	3	5	7	3	3	1	1	3	5	5	31	7	20	2	2
Feb.	7	11	10	26	7	12	4	22	4	22	7	11	2	28	9	15	8	19	2	2	10	10	6	10
March	13	55	4	8	8	14	3	4	3	4	1	32	4	5	8	21	2	12	2	2	7	11	10	13
April	8	10	12	13	13	14	5	5	5	5	7	99	5	8	4	4	6	16	5	47	9	28	4	5
May	10	12	21	31	5	5	5	9	5	9	13	56	6	12	4	4	5	6	6	6	6	19	4	4
June	7	11	13	16	9	37	10	10	10	10	4	4	2	6	3	5	9	16	4	4	5	7	7	19
TOTALS	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109	71	191	57	148	74	133	89	144

MONTH	FY 00-01		FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	6	2	2	5	20	4	4	3	3	3	4	2	2	5	155	3	3	4	4	5	5		
Aug.	10	23	8	8	8	9	5	6	5	25	4	5	4	37	4	4	6	14	3	3	4	4		
Sept.	6	22	7	10	8	13	3	8	1	1	4	4	7	9	4	4	4	5	5	5	3	3		
Oct.	10	25	4	10	7	111	9	9	6	6	3	3	6	236	3	5	5	6	7	7	0	0		
Nov.	9	59	5	11	5	5	8	8	4	4	1	1	2	3	6	6	6	6	3	3	4	4		
Dec.	2	2	0	0	6	9	7	7	0	0	6	6	2	23	5	6	6	9	4	5	3	7		
Jan.	1	1	7	14	6	25	2	6	4	4	4	4	4	4	1	12	1	1	2	2	7	9		
Feb.	6	11	4	9	1	1	3	3	10	164	1	1	5	44	7	21	7	8	2	2	3	3		
March	7	7	5	6	3	6	4	4	5	5	5	7	4	4	2	6	12	68	4	4	6	6		
April	3	60	2	2	10	21	6	6	3	3	4	6	0	0	7	9	4	7	7	7	5	5		
May	7	12	7	7	7	11	4	15	4	5	4	4	5	5	10	10	7	7	2	2	5	5		
June	4	4	3	3	3	3	20	31	27	564	6	36	3	8	1	3	6	7	0	0	4	4		
TOTALS	68	232	54	82	69	234	75	107	72	784	45	81	44	375	55	241	67	141	43	44	49	55	0	0

Table 11B
Landlord Appeals • Yearly Trend

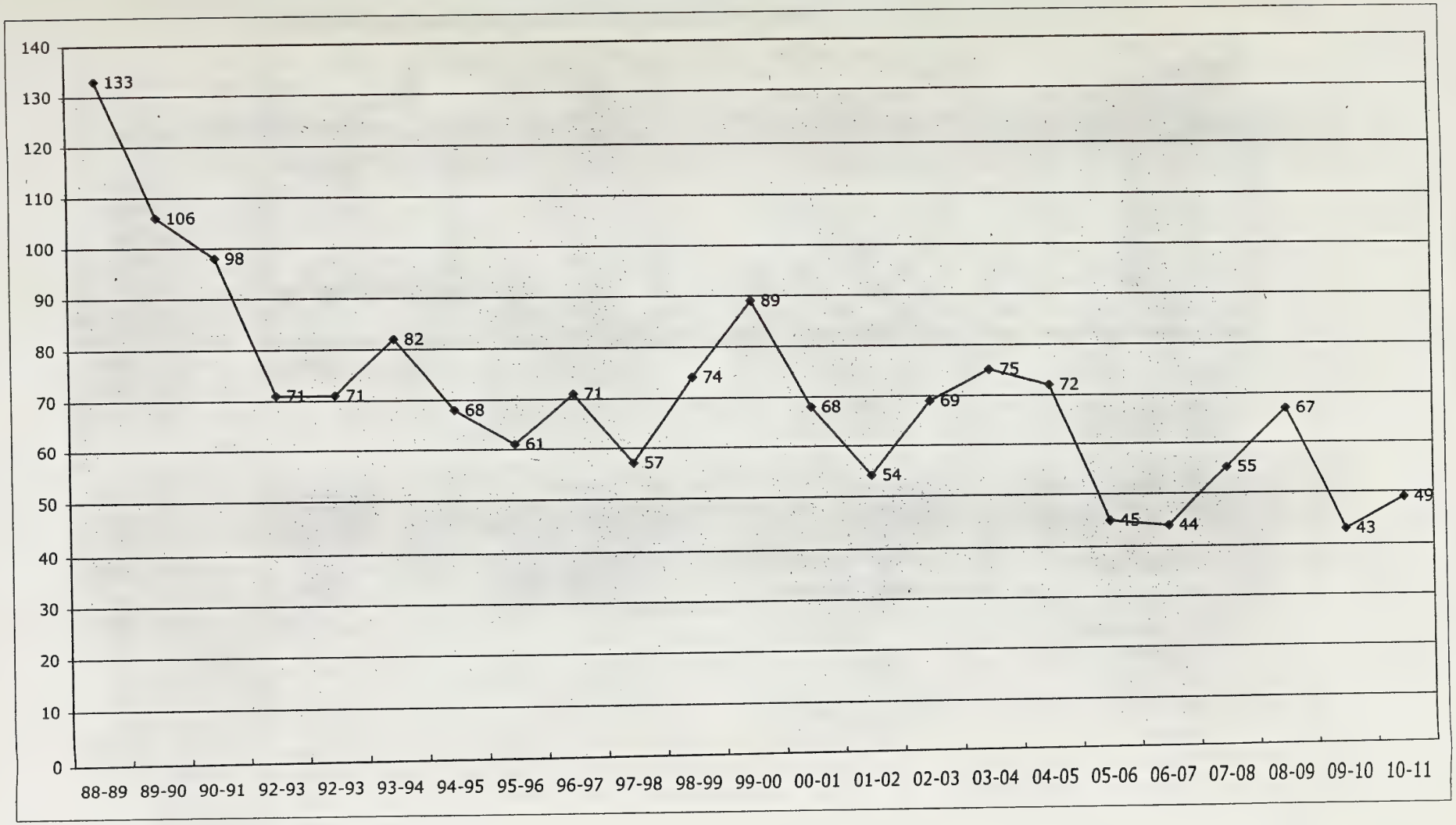


Table 12
Ellis Petitions by Zip Code • 2010-2011

Neighborhood	ZipCode	July		Aug.		Sept.		Oct.		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																									0	0
94104	(04)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)																									0	0
Tenderloin	(09)	1	3									1	2													2	5
Mission	(10)			1	3	2	9					1	2			1	9					1	2	1	3	7	28
Fin. District	(11)																									0	0
Ingleside	(12)							2	6	1	1							1	1							4	8
Eureka Valley	(14)																									0	0
Western Addition	(15)																									0	0
Parkside	(16)																									0	0
Haight-Ashbury	(17)																									0	0
Inner Richmond	(18)																									0	0
Outer Richmond	(21)			1	2																	1	1	1	1	3	4
Sunset	(22)																			1	1					1	1
Marina	(23)															1	2									1	2
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)			1	12											1	2	1	2							3	16
Lake Merced	(32)																									0	0
North Beach	(33)					1	3									2	5									3	8
Portola	(34)																									0	0
TOTALS		1	3	3	17	3	12	2	6	1	1	2	4	0	0	5	18	2	3	1	1	2	3	2	4	24	72

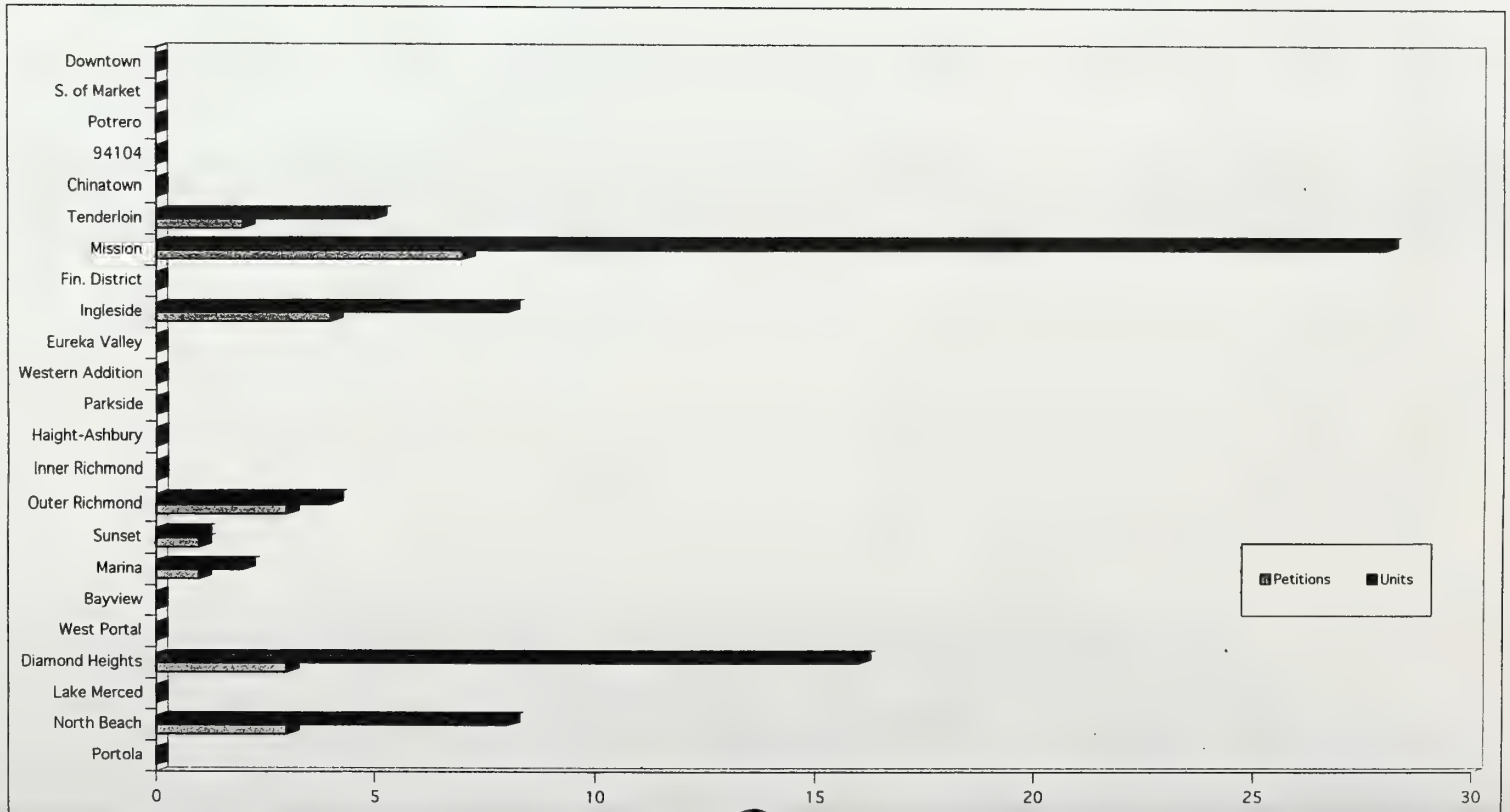


Table 12A

Ellis Petitions • Yearly Trend

MONTH	Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Total 95-96		Total 96-97		Total 97-98		Total 98-99	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	1	1			1	2					1	1							1	2			1	6	6	14
Aug.											1	9											2	3	5	12
Sept.			1	1	1	1			1	1					1	3					2	2			7	15
Oct.					1	4									1	4	1	1	1	1	1	2	1	4	19	41
Nov.	2	2	1	4													1	74					1	12	6	13
Dec.	1	1															1	1			1	2	1	2	11	26
Jan.							1	1															2	4	14	36
Feb.			1	1													2	5							14	47
March																			2	2			4	21	6	22
April									1	22									1	1	1	3			10	22
May					1	84											1	4	1	1	1	1	4	6	8	12
June	1	1			1	2			1	2			1	1	1	13			1	20			2	3	10	31
TOTALS	5	5	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27	6	10	18	61	116	291

MONTH	Total 99-2000		Total 00-01		Total 01-02		Total 02-03		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11		Total 11-12	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	12	46	9	26	2	8	5	13	2	4	16	48	14	57	7	28	7	15	6	27	2	16	1	3		
Aug.	15	33	16	38	4	14	11	40	5	10	12	41	8	30	6	33	8	43	3	20	0	0	3	17		
Sept.	20	42	9	24	7	24	7	28	7	21	13	43	6	17	9	37	9	38	5	19	1	2	3	12		
Oct.	39	377	3	9	9	21	4	16	7	18	10	25	7	31	9	22	6	36	5	14	3	4	2	6		
Nov.	15	42	13	24	6	18	5	14	14	46	10	31	5	11	11	40	5	22	4	15	2	8	1	1		
Dec.	48	139	4	8	2	4	5	15	8	43	4	12	5	20	9	40	13	53	3	28	4	9	2	4		
Jan.	0	0	11	37	1	3	10	42	14	38	10	42	9	58	5	14	6	28	1	6	5	19	0	0		
Feb.	8	18	8	15	4	13	3	8	11	37	11	31	4	12	3	7	7	28	6	27	3	7	5	18		
March	10	33	12	36	10	23	5	12	11	39	4	9	13	103	4	12	10	37	0	0	4	18	2	3		
April	8	31	15	37	6	11	8	25	9	30	2	5	12	42	8	28	6	31	0	0	5	13	1	1		
May	16	50	4	11	5	28	4	12	8	37	21	109	7	38	11	48	11	55	0	0	1	1	2	3		
June	17	70	6	16	6	21	3	8	11	29	18	84	10	35	7	21	4	7	3	9	4	11	2	4		
TOTALS	208	879	110	281	62	188	70	233	107	352	131	480	100	454	89	330	92	393	36	165	34	108	24	72	0	0

Table 12B
Ellis Petitions • Yearly Trend

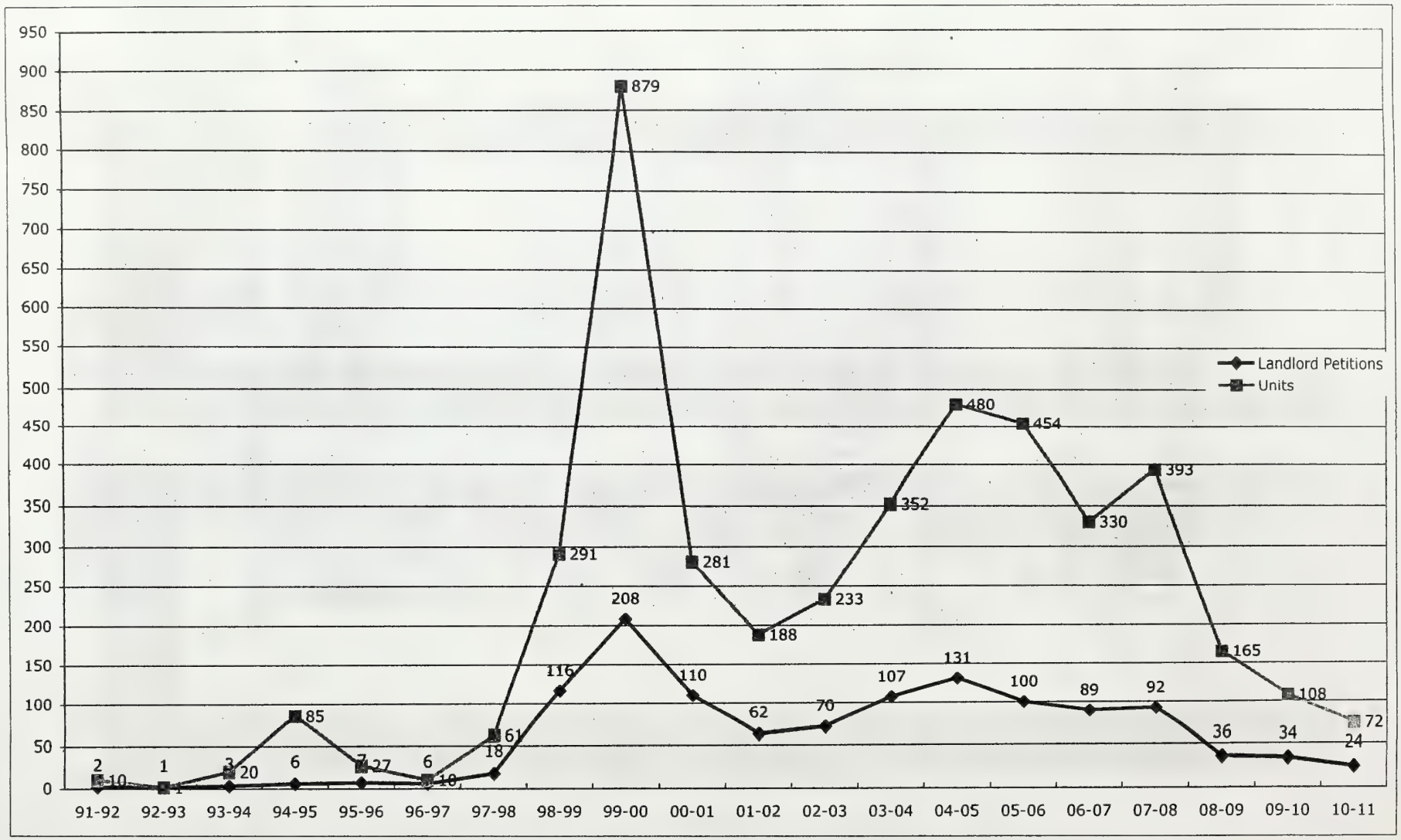


Table 13
Costa Hawkins Petitions • Yearly Trend

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July			2	2	1	1	4	4	0	0	6	6	2	2	1	1	0	0						
Aug.	3	3	3	3	3	3	3	3	3	3	6	6	7	7	1	1	2	2						
Sept.			1	1	2	2	4	4	3	3	5	5	1	1	1	1	2	2						
Oct.			2	2	0	0	10	10	4	4	2	2	5	5	4	4	2	2						
Nov.	1	1	1	1	3	3	2	2	5	5	6	6	3	3	0	0	2	2						
Dec.	1	1	0	0	4	4	2	2	1	1	2	2	2	2	2	2	2	2						
Jan.	1	1	3	3	2	2	2	2	2	2	2	2	3	3	1	1	1	1						
Feb.			0	0	1	1	2	2	1	1	3	3	0	0	1	1	4	4						
March			4	4	1	1	6	6	1	1	3	3	2	2	2	2	6	6						
April			2	2	4	4	2	2	3	3	3	3	4	4	3	3	6	6						
May	1	1	0	0	3	3	2	2	7	7	2	2	1	1	2	2	2	2						
June	1	1	1	1	1	1	4	4	1	1	2	2	5	5	5	5	8	9						
TOTALS	8	8	19	19	25	25	43	43	31	31	42	42	35	35	23	23	37	38	0	0	0	0	0	0

*Costa-Hawkins Determinations first accepted February 2002

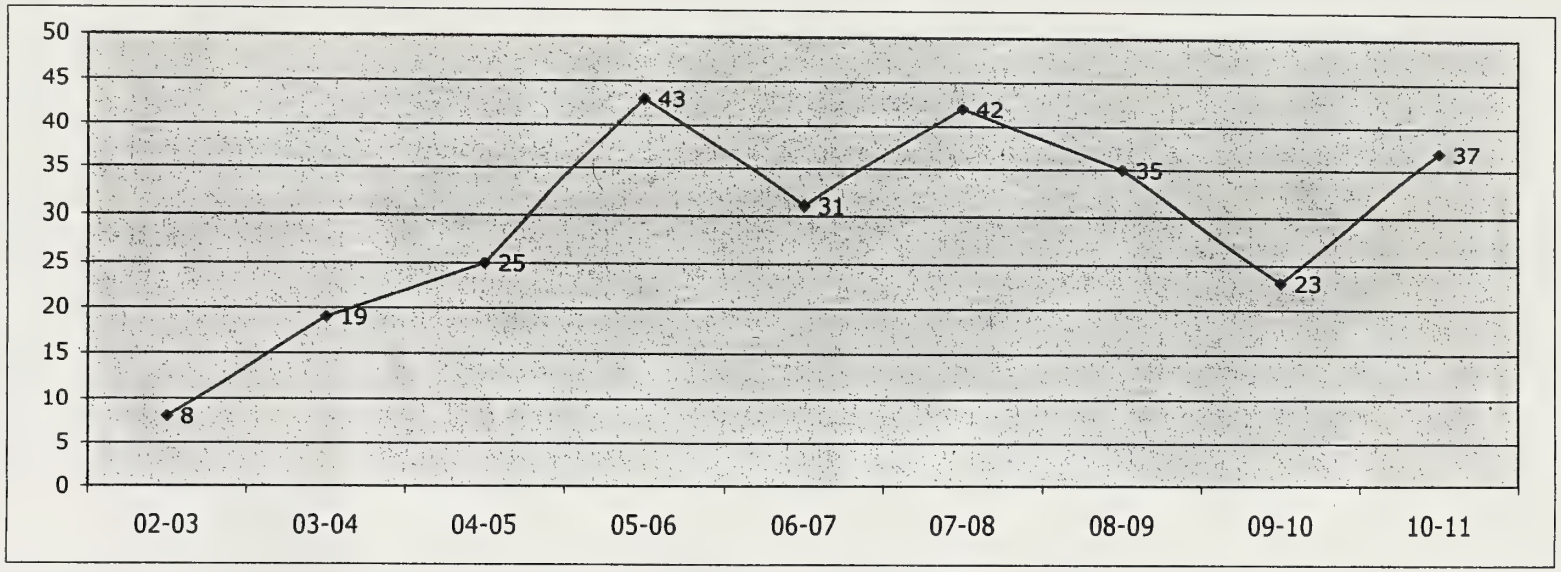


Table 14
Tenant ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		8	4	2	0	2	6	2			
Aug.		2	3	2	3	0	2	4			
Sept.		1	1	2	4	1	2	5			
Oct.	4	1	4	2	1	1	0	4			
Nov.	6	2	3	1	3	0	4	4			
Dec.	4	4	3	1	4	2	2	0			
Jan.	5	1	3	0	2	3	2	5			
Feb.	8	1	1	0	2	2	4	1			
March	11	5	5	4	4	1	4	3			
April	7	2	0	0	4	5	1	1			
May	4	1	3	3	1	4	1	0			
June	3	3	4	1	3	3	2	3			
TOTALS	52	31	34	18	31	24	30	32	0	0	0

*Alternative Dispute Resolution program began October 2003

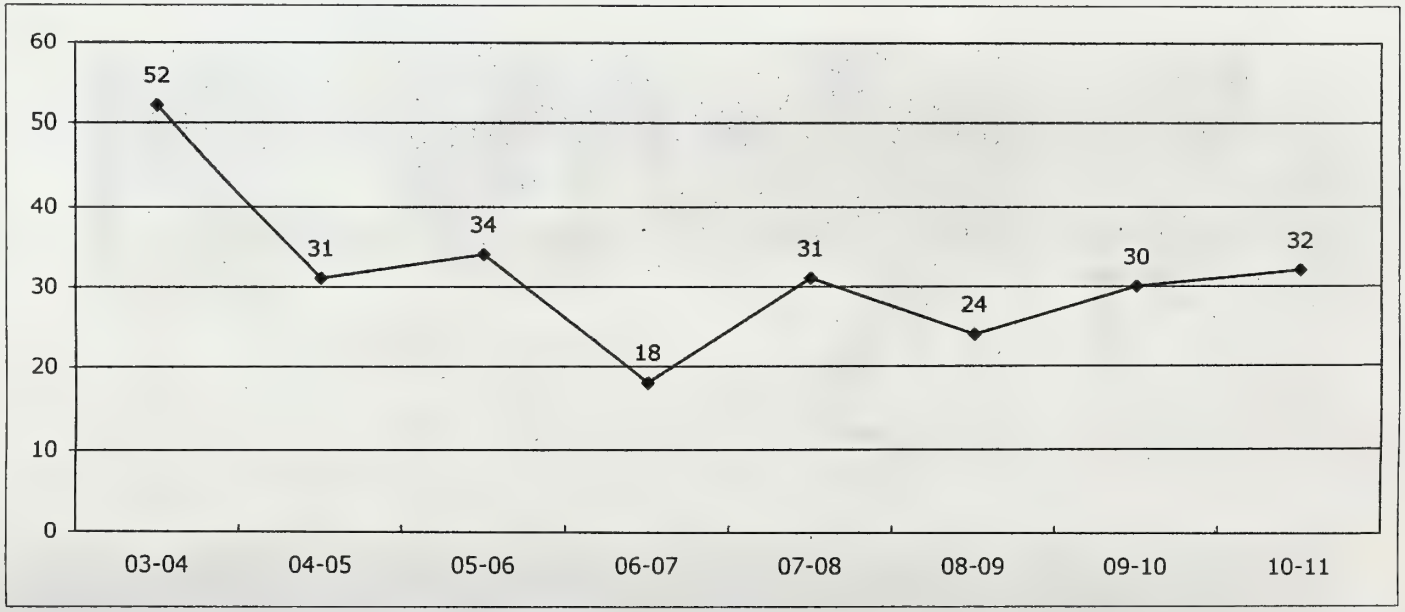


Table 15
Landlord ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		2	1	2	2	1	3	4			
Aug.		0	2	2	2	0	1	2			
Sept.		1	0	0	3	0	2	3			
Oct.	1	2	2	1	1	2	1	3			
Nov.	1	0	1	1	2	0	0	3			
Dec.	3	3	1	0	0	2	0	1			
Jan.	1	0	1	3	1	3	3	0			
Feb.	4	0	0	1	0	4	4	5			
March	2	3	6	0	1	6	7	2			
April	2	2	2	1	4	2	5	2			
May	2	4	1	3	1	0	5	2			
June	4	4	1	2	2	2	2	2			
TOTALS	20	21	18	16	19	22	33	29	0	0	0

*Alternative Dispute Resolution program began October 2003

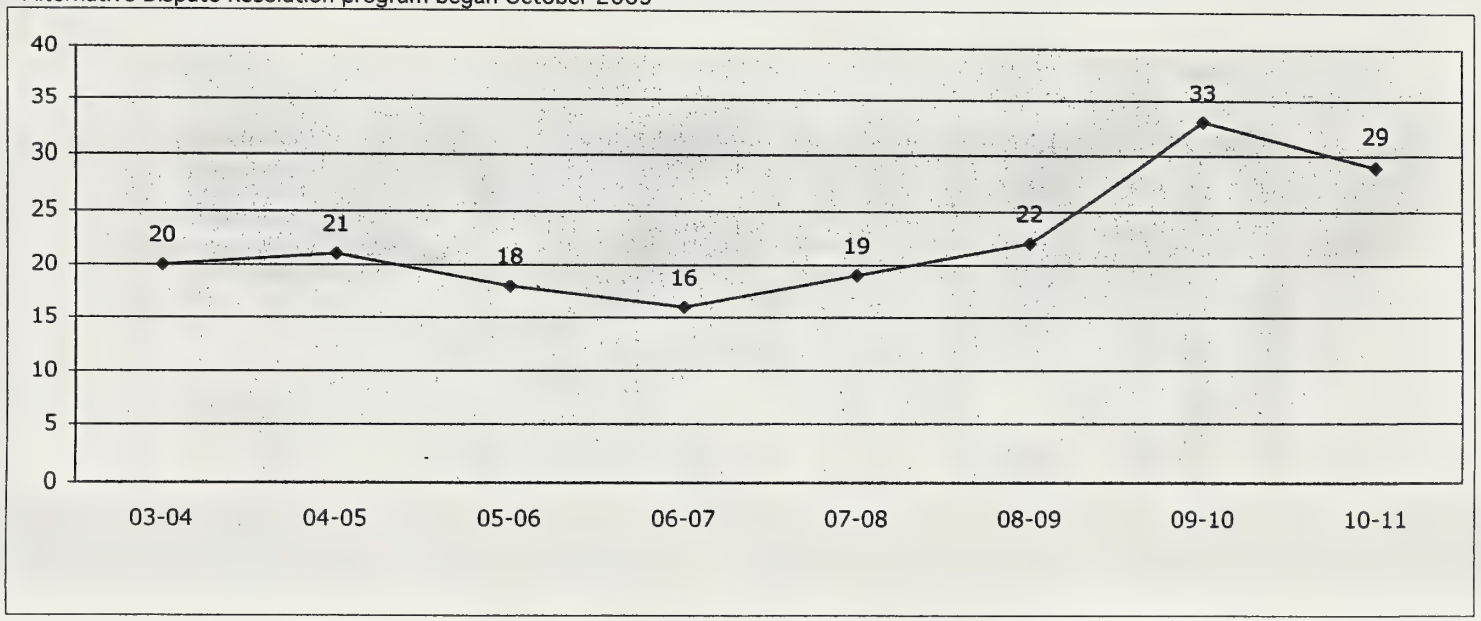
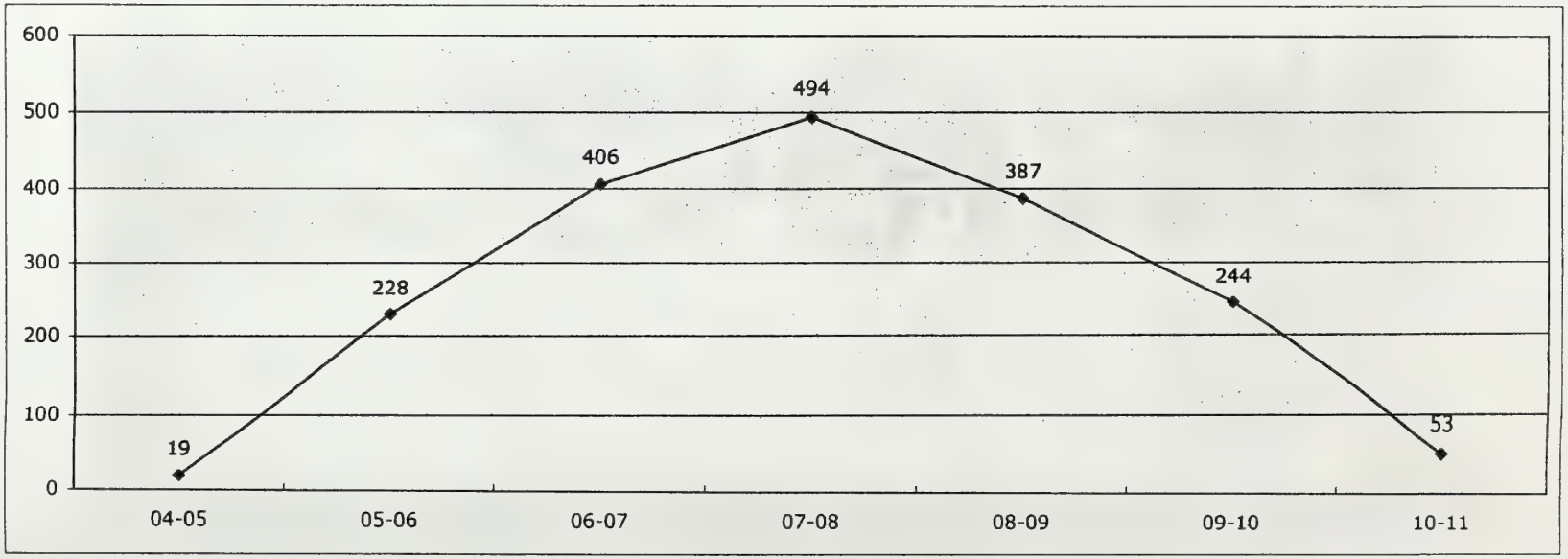


Table 16

Landlord Utility Passthrough • Yearly Trend

MONTH	FY 04-05 Pet.	FY 04-05 Units	FY 05-06 Pet.	FY 05-06 Units	FY 06-07 Pet.	FY 06-07 Units	FY 07-08 Pet.	FY 07-08 Units	FY 08-09 Pet.	FY 08-09 Units	FY 09-10 Pet.	FY 09-10 Units	FY 10-11 Pet.	FY 10-11 Units	FY 11-12 Pet.	FY 11-12 Units	FY 12-13 Pet.	FY 12-13 Units	FY 13-14 Pet.	FY 13-14 Units	FY 14-15 Pet.	FY 14-15 Units
July	0	0	2	243	10	45	10	51	34	291	5	25	23	62								
Aug.	0	0	11	229	11	66	40	284	72	466	4	11	1	2								
Sept.	0	0	10	338	7	99	45	341	53	204	63	536	0	0								
Oct.	0	0	8	84	65	924	20	116	9	42	18	130	3	3								
Nov.	0	0	23	241	42	445	37	292	22	213	10	32	1	1								
Dec.	0	0	35	934	107	1,352	140	1,807	124	1,038	130	1,761	15	41								
Jan.	2	30	6	35	14	108	10	66	7	20	3	3	0	0								
Feb.	2	23	29	282	33	313	23	227	19	93	5	9	3	19								
March	1	3	9	174	42	666	64	1,027	18	1,158	2	2	2	341								
April	4	30	14	506	19	152	33	241	10	24	3	4	5	26								
May	4	76	16	197	36	312	14	69	10	35	1	17	0	0								
June	6	316	65	1,483	20	221	58	1,144	9	29	0	0	0	0								
TOTALS	19	478	228	4,746	406	4,703	494	5,665	387	3,613	244	2,530	53	495	0	0	0	0	0	0	0	0

Utility passthrough petitions were required beginning November 2004, and Include UPT worksheets beginning January 2009



City and County of San Francisco

Residential Rent Stabilization
and Arbitration Board

Rent Board Memorandum

Date: September 12, 2012

To: To Interested Parties

From: Delene Wolf, Executive Director

Re: Annual Statistical Report, FY 2011-12

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2012. Overall, the number of petitions filed with the Board increased by 22% from 1,078 in FY10-11 to 1,313 in FY11-12. Excluding utility passthrough petitions, the total number of petitions filed in FY11-12 increased to 1244, the highest number of petitions since FY01-02. Principal Place of Residence (1.21) petitions increased 100% from 19 in FY10-11 to 38 in FY 11-12. Capital Improvement Petitions increased by 48% from 145 in FY10-11 to 214 FY11-12. Total Landlord and Tenant Appeals decreased by 5% from 115 in FY10-11 to 109 in FY11-12.

Total eviction notices filed with the Board increased by 7% from 1,328 to 1,421, while the number of tenant reports of alleged wrongful eviction increased by 16% from 491 to 570. The number of units withdrawn from the rental market under the Ellis Act increased from 72 to 121 units.

Highlights of some of the tables are as follows (percentages as compared to last year):

+100%	Principal Place of Residence Petitions (1.21)
+50%	Tenant ADR
+48%	Capital Improvement Petitions
+33%	Total Landlord Petitions
+30%	Utility Passthroughs
+17%	Total Tenant Petitions
+16%	Reports of Alleged Wrongful Eviction
+13%	Operating and Maintenance Petitions
+7%	Eviction Notices
-4%	Landlord Appeals
-6%	Tenant Appeals
-14%	Landlord ADR

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Our services last year also included the following:

- 21,320 calls made to our 24-hour automated Info to Go information line;
- 27,386 calls handled by the counseling staff;
- 9,886 front counter visitors were served;
- 13,307,490 web pages were visited.

This report can also be obtained on our website at www.sfrb.org under "Statistics".

Encl.

cc: Rent Board Commissioners

Rent Board Statistical Summary Page 2011-2012

MONTH	Table 1 Tenant Petitions	Table 2 Tenant Summary Petitions	Table 3 Subtenant Overcharge Petitions	Table 4 O&M/Comps Petitions Pet.	Table 4 O&M/Comps Petitions Units	Table 5 Capital Improvement Pet.	Table 5 Capital Improvement Units	Table 6 Landlord Extension Pet.	Table 6 Landlord Extension Units	Table 7 Tenant in Occupancy Pet.	Table 7 Tenant in Occupancy Units	Table 8 Eviction Notices	Table 9 Eviction Report	Table 10 Tenant Appeals	Table 11 Landlord Appeals Pet.	Table 11 Landlord Appeals Units	Table 12 Ellis Filings Pet.	Table 12 Ellis Filings Units	Table 13 Costa Hawkins Pet.	Table 13 Costa Hawkins Units	Table 14 Tenant ADR	Table 15 Landlord ADR	Table 16 Utility Passthrough Pet.	Table 16 Utility Passthrough Units
July	40	0	10	3	20	8	283	1	1	2	2	122	32	6	2	2	2	8	3	3	2	1	1	20
Aug.	48	2	6	5	18	21	80	0	0	5	5	143	55	4	2	2	4	7	1	1	4	0	1	3
Sept.	78	3	3	2	15	11	50	0	0	2	2	134	55	3	1	1	2	4	3	3	4	3	3	28
Oct.	79	4	6	2	12	15	74	2	3	2	2	118	52	9	7	7	5	21	0	0	5	3	2	14
Nov.	67	5	6	2	26	29	223	0	0	3	3	111	46	2	3	3	2	8	1	1	1	2	1	18
Dec.	59	2	4	4	20	11	33	1	19	2	2	101	46	2	2	2	2	11	3	3	4	2	50	358
Jan.	72	2	2	5	23	25	129	0	0	3	3	86	40	10	3	3	2	5	2	2	5	1	0	0
Feb.	57	8	3	3	12	23	142	0	0	8	8	142	38	6	4	4	6	19	1	1	6	2	2	73
March	83	3	6	1	3	24	102	0	0	1	1	99	53	5	14	14	5	8	5	5	5	6	2	216
April	83	3	5	1	1	13	60	1	1	2	2	117	38	4	2	2	2	4	1	1	5	1	4	9
May	61	1	11	3	8	19	76	1	1	4	4	147	63	9	2	2	6	19	8	8	5	1	1	1
June	9	1	5	4	26	15	169	1	1	4	4	101	52	2	5	5	4	7	12	12	2	3	2	3
TOTALS	736	34	67	35	184	214	1,421	7	26	38	38	1,421	570	62	47	47	42	121	40	40	48	25	69	743

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1979/80 - 1986/87

	FY 79-80		FY 80-81		FY 81-82		FY 82-83		FY 83-84		FY 84-85		FY 85-86		FY 86-87	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	2,257	2,257	2,832	2,832	2,218	2,218	1,155	1,155	1,273	1,273	1,153	1,153	1,181	1,181	1,059	1,059
Tenant Summary Pet.				A	162	162	641	641	413	413	417	417	291	291	184	184
Landlord Petitions	76	426	69	311 B	233	1,205	472	3,113	146	747	49	352	94	804	77	889
Prop I Petitions																
Landlord Sub Total:	76	426	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889
Capital Improvement								C	253	2,529	274	2,720	269	2,746	311	2,906
Prop I Petitions																
Landord Extension														G	1	
Cap. Imp. Sub Total:									253	2,529	274	2,720	269	2,746	312	2,906
Total Petitions:	2,333	2,683	2,901	3,143	2,613	3,585	2,268	4,909	2,085	4,962	1,893	4,642	1,835	5,022	1,632	5,038
Tenant Appeals	52	52	71	71	56	56	69	69	157	157	88	88	175	175	174	174
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442
Total Appeals	99	262	188	592	182	486	181	398	253	445	194	798	299	630	323	616
Eviction Notices														E	307	
Eviction Reports		F	516		739		724		892		949		884		680	
														M	5	5
Grand Total	2,432		3,605		3,534		3,173		3,230		3,036		3,018		2,942	

Petitions were first accepted in June 1979

(A) Summary petitions were first accepted in April 1982

(B) Rent law amended March 1982 to require landlords to apply for over guideline increases

(C) Capital improvements petitions were transfered from the Real Estate Department in October 1983

(D) Prop. I petitions were first accepted in May 1995

(E) Eviction Notices were first accepted in March 1987

(F) Eviction Reports were first accepted in October 1980

(G) Landlord Extension petitions were first accepted in April 1987

(H) Tenant in Occupancy petitions were first accepted in June 2001

(I) Subtenant overcharge petitions were first accepted in February 2002

(J) Includes Prop I Cap. Imp. Decisions beginning FY 2003-2004

(K) ADR program began in October 2003

(L) Utility Passthrough petitions first accepted in November 2004

(M) Ellis petitions were first accepted in July 1986

(N) Includes UPT Worksheets beginning January 2009

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1987/88-1995/96

	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
Tenant Total:	954	954	988	988	958	958	953	953	800	800	839	839	791	791	936	936	746	746
O&M/Comps Petitions	71	530	31	153	39	182	49	286	30	133	23	152	23	55	39	126	33	148
Tenant in Occupancy																		
Prop I Rent Petitions															D 23	34	44	50
Landlord Sub Total:	71	530	31	153	39	182	49	286	30	133	23	152	23	55	62	160	77	198
Capital Improvement	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	139	953
Prop I Petitions															D 6	10	18	35
Landlord Extension	5		5		1		5		5		1	1	3	7	7	67	2	2
Cap. Imp. Sub Total:	301	2,626	232	1,945	146	753	180	1,900	122	915	162	1,316	150	3,348	166	1,239	159	990
Landlord Total:	372	3,156	263	2,098	185	935	229	2,186	152	1,048	185	1,468	173	3,403	228	1,399	236	1,188
Total Petitions	1,326	4,110	1,251	3,086	1,143	1,893	1,182	3,139	952	1,848	1,024	2,307	964	4,194	1,164	2,335	982	1,934
Tenant Appeals	136	136	222	222	157	157	102	102	154	154	110	110	122	122	411	411	100	100
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
Total Appeals:	311	830	355	485	263	394	200	266	225	275	181	231	204	435	479	558	161	209
Eviction Notices	1,298		1,537		1,472		1,380		1,249		974		965		1,068		1,354	
Eviction Reports	439		319		292		255		229		229		285		302		483	
Ellis Petitions	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
Grand Total	3,377		3,467		3,171		3,020		2,657		2,409		2,421		3,019		2,987	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1996/97-2002/03

	FY 96-97		FY 97-98		FY 98-99		FY 99-00		FY 2000-2001		FY 2001-2002		FY 2002-2003	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	825		967		791		867		913		894		806	
Summary Petitions	191		177		207		222		152		85		43	
Subtenant Petitions											13		34	
Tenant Total:	1,016	1,016	1,144	1,144	998	998	1,089	1,089	1,065	1,065	992	992	883	883
O&M/Comps Petitions	59	343	85	244	79	358	120	3,458	107	3,177	55	244	37	213
Costa Hawkins													8	8
Tenant in Occupancy											93	93	45	45
Prop I Rent Petitions	18	24	14	19	2	2	1	1	6	6	4	4	3	4
Landlord Sub Total:	77	367	99	263	81	360	121	3,459	113	3,183	152	341	93	270
Capital Improvement	249	1,484	300	1,459	422	3,350	467	3,816	341	3,158	431	4,588	247	1,542
Prop I Petitions	18	25	11	14	31	42	18	29	16	26	4	4	1	1
Landlord Extension	7	16	11	19	9	20	8	21	22	43	21	32	13	16
Cap. Imp. Sub Total:	274	1,525	322	1,492	462	3,412	493	3,866	379	3,227	456	4,624	261	1,559
Landlord Total:	351	1,892	421	1,755	543	3,772	614	7,325	492	6,410	608	4,965	354	1,829
Total Petitions	1,367	2,908	1,565	2,899	1,541	4,770	1,703	8,414	1,557	7,475	1,600	5,957	1,237	2,712
Tenant Appeals	124	124	251	251	97	97	147	147	169	169	149	149	314	314
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Appeals:	195	315	308	399	171	230	236	291	237	401	203	231	383	548
Eviction Notices	2,291		2,836		2,730		2,762		2,535		1,788		1,486	
Eviction Reports	737		878		949		991		895		583		453	
Ellis Petitions	6	10	18	61	116	291	208	879	110	281	62	188	70	233
Grand Total	4,596		5,605		5,507		5,900		5,334		4,236		3,629	

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 2003/04-2011/12

	FY 2003-2004		FY 2004-2005		FY 2005-2006		FY 2006-2007		FY 2007-2008		FY 2008-2009		FY 2009-2010		FY 2010-2011		FY 2011-2012	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	614		579		656		621		625		720		648		676		736	
Summary Petitions	60		42		40		64		45		51		30		31		34	
Subtenant Petitions	10		14		11		3		1		1		12		18		67	
Tenant ADR	[K] 52		31		34		18		31		24		30		32		48	
Tenant Total:	736	736	666	666	741	741	706	706	702	702	796	796	720	720	757	757	885	885
O&M/Comps Petitions	78	1,801	35	123	30	183	38	234	37	171	34	204	22	141	31	124	35	184
Costa Hawkins	19	19	25	25	43	43	31	31	42	42	35	35	23	23	37	38	40	40
Tenant in Occupancy	35	35	43	43	65	65	57	57	29	32	30	30	18	18	19	19	38	38
Prop I Rent Petitions	1	1																
Landlord ADR	[K] 20	20	21	21	18	18	16	16	19	19	22	22	33	33	29	29	25	25
Utility Passthrough			[L] 19	478	228	4,746	406	4,703	494	5,665	387	3,613	244	2,530	53	495	69	743
Landlord Sub Total:	153	1,876	143	690	384	5,055	548	5,041	621	5,929	508	3,904	340	2,745	169	705	207	1,030
Capital Improvement	[L] 198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650	134	629	145	852	214	1,421
Landlord Extension	11	39	15	21	18	33	6	14	11	23	6	17	6	13	7	9	7	26
Cap. Imp. Sub Total:	209	1,730	181	929	182	740	193	1,057	207	1,048	205	1,667	140	642	152	861	221	1,447
Landlord Total:	362	3,606	324	1,619	566	5,795	741	6,098	828	6,977	713	5,571	480	3,387	321	1,566	428	2,477
Total Petitions	1,098	4,342	990	2,285	1,307	6,536	1,447	6,804	1,530	7,679	1,509	6,367	1,200	4,107	1,078	2,323	1,313	3,362
Tenant Appeals	126	126	179	179	80	80	175	175	78	78	153	153	126	126	66	66	62	62
Landlord Appeals	75	107	72	784	45	81	44	375	55	241	67	141	43	44	49	55	47	47
Total Appeals:	201	233	251	963	125	161	219	550	133	319	220	294	169	170	115	121	109	109
Eviction Notices	1,599		1,554		1,536		1,475		1,600		1,315		1,372		1,328		1,421	
Eviction Reports	408		357		445		466		531		488		452		491		570	
Ellis Petitions	107	352	131	480	100	454	89	330	92	393	36	165	34	108	24	72	42	121
Grand Total	3,413		3,283		3,513		3,696		3,886		3,568		3,227		3,036		3,455	

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	0	5	7	3	6	6	14	4	5	10	4	3	67
S. of Market	(03)	3	3	1	4	16	1	9	1	1	2	4	2	47
94104	(04)	0	0	0	0	0	0	0	0	0	0	0	0	0
94105	(05)	0	0	0	0	0	0	0	0	0	0	0	1	1
Potrero	(07)	1	1	0	0	0	0	0	2	0	1	0	0	5
Chinatown	(08)	4	1	21	2	0	5	4	0	0	1	2	3	43
Tenderloin	(09)	4	13	5	27	4	19	9	9	12	13	8		123
Mission	(10)	2	6	3	15	7	2	3	8	8	10	8		72
Fin. District	(11)	0	0	0	0	0	1	0	0	1	1	0		3
Ingleside	(12)	2	1	9	1	2	2	3	1	4	3	1		29
Eureka Valley	(14)	2	1	1	0	5	3	1	2	5	1	2		23
Western Addition	(15)	0	2	1	2	2	3	2	14	3	3	4		36
Parkside	(16)	0	1	2	2	3	2	2	1	2	0	1		16
Haight-Ashbury	(17)	4	4	3	9	6	3	3	6	6	3	3		50
Inner Richmond	(18)	3	5	4	3	0	2	1	1	7	0	2		28
Outer Richmond	(21)	2	0	3	0	3	1	8	1	3	8	9		38
Sunset	(22)	5	0	3	2	5	5	2	1	15	3	2		43
Marina	(23)	1	1	6	2	3	1	2	4	3	2	4		29
Bayview	(24)	1	0	3	0	0	0	0	1	1	3	2		11
West Portal	(27)	0	0	0	0	0	1	0	0	1	0	1		3
Diamond Heights	(31)	0	1	4	3	1	1	1	1	0	1	0		13
Lake Merced	(32)	1	1	1	1	1	0	0	0	1	16	1		23
North Beach	(33)	4	1	0	2	3	1	7	0	1	2	0		21
Portola	(34)	1	1	1	1	0	0	1	0	4		3		12
TOTALS		40	48	78	79	67	59	72	57	83	83	61	9	736

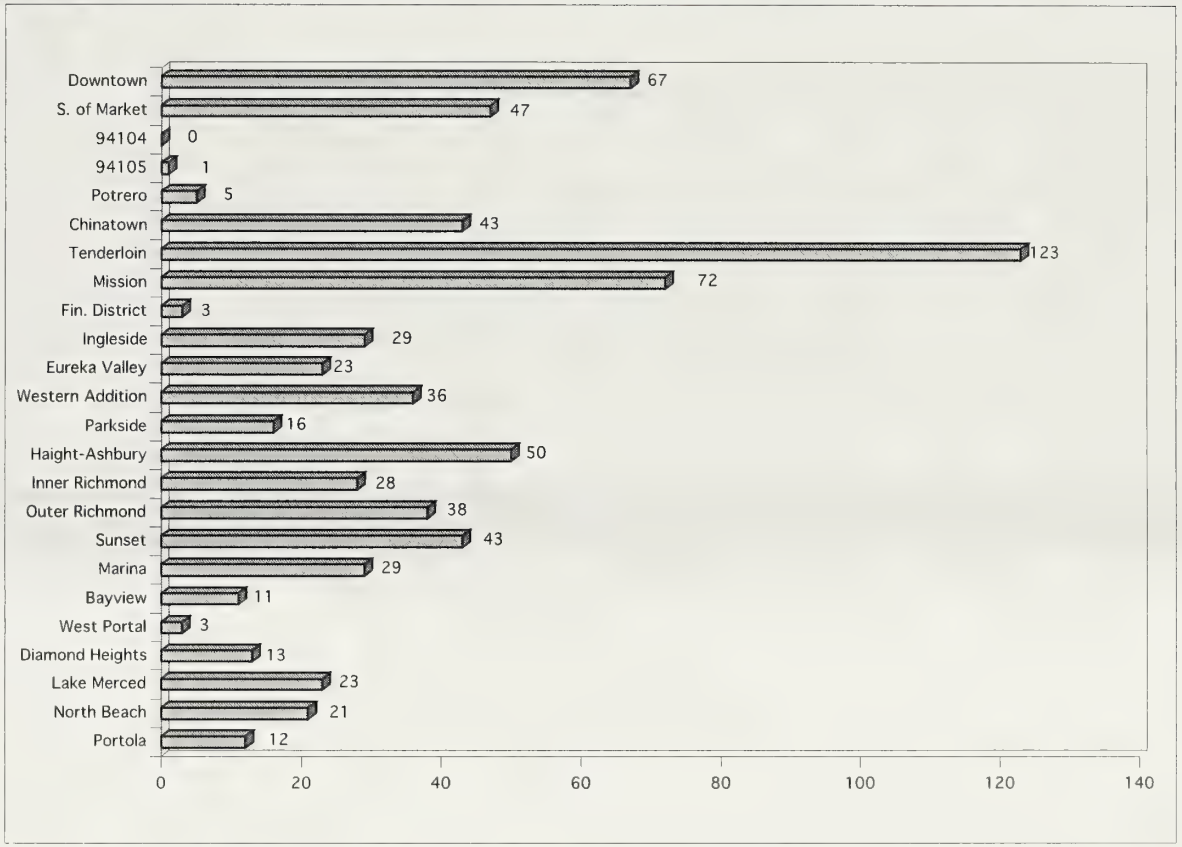


Table 1A
Tenant Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96
July	297	58	158	112	163	78	63	77	57	94	73	54	48	44	39
Aug.	256	50	110	100	127	62	98	116	58	68	67	65	65	98	55
Sept.	172	77	82	77	61	177	60	79	48	53	52	44	31	80	31
Oct.	190	70	58	73	89	83	91	71	37	58	48	80	45	80	47
Nov.	133	75	72	58	49	76	89	38	43	47	92	60	80	64	42
Dec.	208	126	103	70	79	65	78	49	54	60	41	74	71	82	54
Jan.	173	123	121	93	164	61	57	89	78	83	59	52	71	66	48
Feb.	232	105	158	92	93	82	55	66	112	80	46	66	53	75	51
March	253	148	140	141	115	99	83	54	83	72	76	68	54	69	90
April	164	103	72	139	84	72	64	89	80	71	72	64	81	62	55
May	62	103	115	102	63	124	70	91	120	70	51	92	41	67	59
June	78	117	84	96	94	80	46	65	89	68	52	47	61	46	49
TOTALS	2,218	1,155	1,273	1,153	1,181	1,059	854	884	859	824	729	766	701	833	620

MONTH	FY 96-97	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
July	58	72	67	76	59	55	59	67	60	50	47	46	43	65	42	40
Aug.	99	61	88	71	81	67	70	50	76	41	58	57	48	58	35	48
Sept.	42	53	84	70	59	46	70	50	49	57	48	48	48	43	58	78
Oct.	71	84	49	73	125	119	58	77	39	44	43	56	67	39	102	79
Nov.	42	48	52	67	78	58	57	30	46	43	44	54	37	54	37	67
Dec.	71	71	67	62	62	78	83	52	52	40	64	54	48	56	58	59
Jan.	92	87	49	100	66	83	65	40	49	101	44	51	53	58	47	72
Feb.	72	72	62	85	57	63	106	61	39	58	50	51	91	69	50	57
March	77	86	69	70	99	80	64	46	39	54	61	64	71	61	91	83
April	76	69	73	48	100	106	55	44	58	52	54	46	83	54	58	83
May	57	100	63	86	67	79	67	50	37	53	49	52	50	44	54	61
June	68	164	68	59	60	60	52	47	35	63	59	46	81	47	44	9
TOTALS	825	967	791	867	913	894	806	614	579	656	621	625	720	648	676	736

Table 1B
Tenant Petitions • Yearly Trend

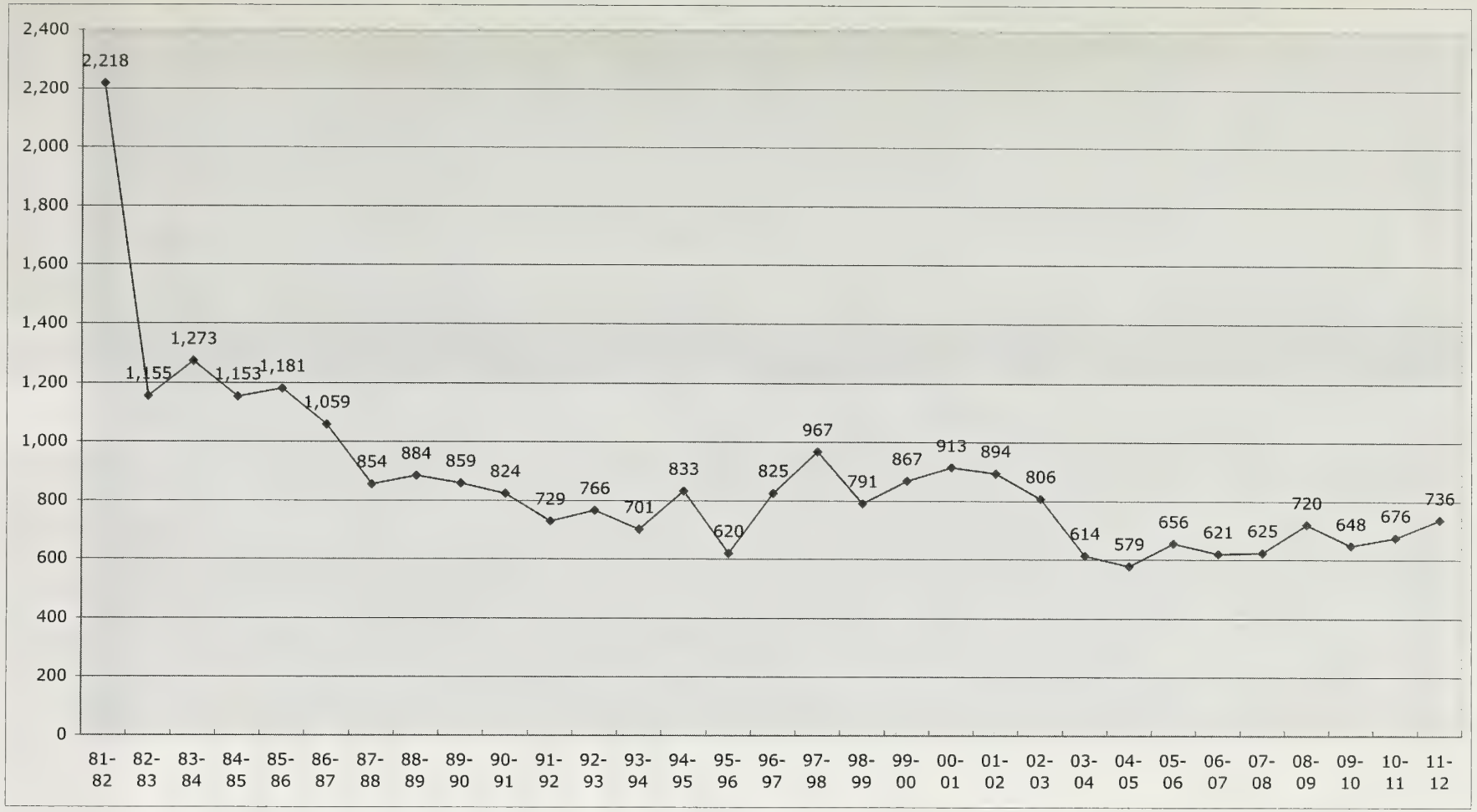


Table 2
Summary Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97
July		98	28	71	32	17	11	11	9	8	4	6	3	6	11	19
Aug.		97	47	47	32	8	13	13	11	5	9	4	8	13	15	14
Sept.		51	30	35	23	19	17	17	13	3	6	3	6	5	4	11
Oct.		57	23	33	21	12	10	10	3	12	5	6	10	6	18	7
Nov.		26	13	35	13	7	9	9	1	5	8	4	12	4	8	12
Dec.		61	50	40	23	20	4	4	11	3	2	12	7	10	9	10
Jan.		40	40	29	22	23	9	9	7	8	8	6	4	13	9	12
Feb.		44	42	15	41	23	6	6	2	18	7	5	18	13	6	13
March		67	29	32	25	15	6	6	8	9	7	8	5	9	6	14
April	A 48	29	34	28	25	24	2	2	5	11	8	9	5	9	10	13
May	46	31	33	21	17	8	5	5	17	7	5	4	6	8	12	17
June	68	40	44	31	17	8	8	12	12	5	2	6	6	7	18	49
TOTALS	162	641	413	417	291	184	100	104	99	94	71	73	90	103	126	191

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

MONTH	FY 97-98	FY 98-99	FY 99-20	FY 20-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
July	14	10	21	15	11	1	2	2	5	5	1	2	2	5	0
Aug.	19	15	22	14	10	6	7	2	0	5	10	4	5	2	2
Sept.	0	13	13	11	5	7	11	2	5	6	6	3	2	1	3
Oct.	0	13	11	10	7	5	4	4	0	6	3	8	1	3	4
Nov.	21	10	10	8	12	1	1	3	2	5	1	3	3	3	5
Dec.	29	23	24	19	9	4	4	6	1	3	2	4	3	4	2
Jan.	13	14	17	9	10	6	5	3	3	4	3	6	3	2	2
Feb.	11	22	26	12	6	3	6	6	2	5	5	5	4	2	8
March	22	19	22	20	4	2	10	2	5	5	3	4	0	2	3
April	16	23	12	11	4	3	4	5	4	7	3	6	0	2	3
May	16	14	31	9	5	2	4	3	10	8	6	4	2	1	1
June	16	31	13	14	2	3	2	4	3	5	2	2	5	4	1
TOTALS	177	207	222	152	85	43	60	42	40	64	45	51	30	31	34

Table 2A
Summary Petitions • Yearly Trend

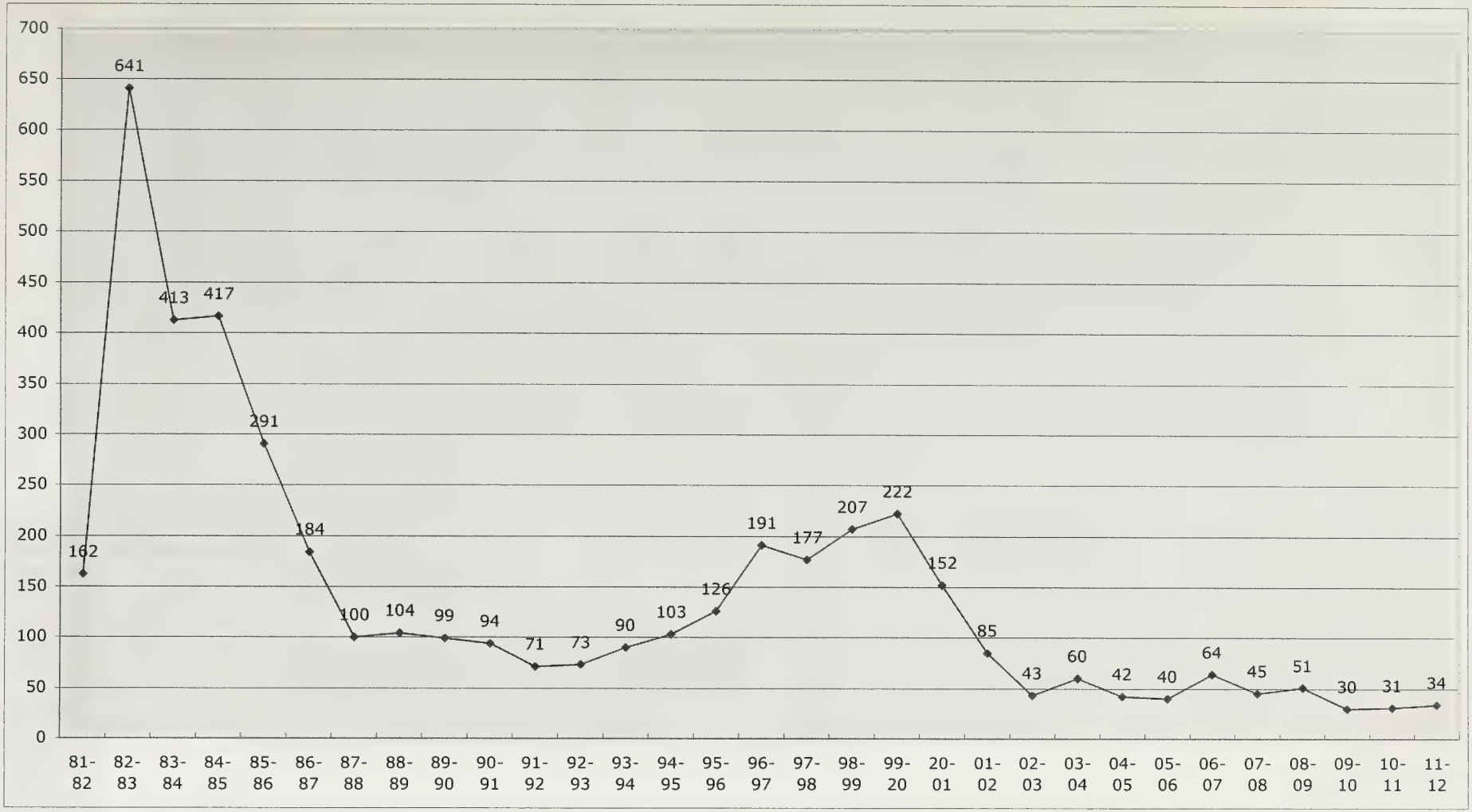


Table 3

Subtenant Overcharge Petitions • Yearly Trend

MONTH	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
July		3	1	1	0	0	0	0	1	2	10
Aug.		3	0	0	1	0	0	1	0	1	6
Sept.		5	0	1	2	0	0	0	0	1	3
Oct.		2	1	2	3	1	0	0	0	1	6
Nov.		2	0	1	1	0	0	0	1	0	6
Dec.		2	0	1	1	1	0	0	0	1	4
Jan.		4	1	2	0	0	0	0	0	0	2
Feb.	3	2	2	0	0	0	0	0	2	2	3
March	3	2	1	2	0	1	0	0	8	5	6
April	2	3	1	2	0	0	0	0	0	1	5
May	2	4	1	0	1	0	1	0	0	1	11
June	3	2	2	2	2	0	0	0	0	3	5
TOTALS	13	34	10	14	11	3	1	1	12	18	67

*Petitions first accepted August 2001

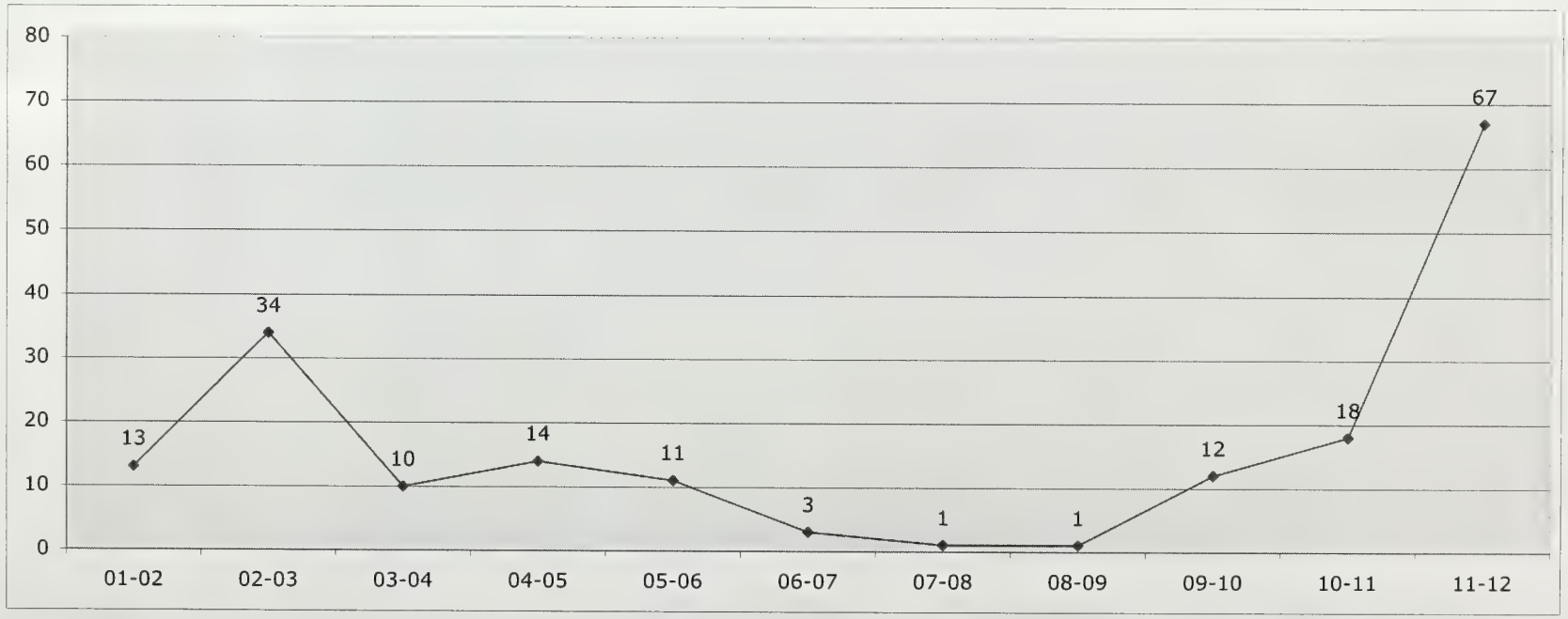


Table 4

Landlord O&M/Comps Petitions by Zip Code 2011-2012

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)							1	4			1	1	2	2											4	7
S. of Market	(03)															1	2									1	2
Potrero	(07)																					1	1			1	1
Chinatown	(08)																									0	0
Tenderloin	(09)									1	1	1	7			1	8							1	8	4	24
Mission	(10)	1	13											1	2											2	15
Fin. District	(11)																									0	0
Ingleside	(12)													1	1											1	1
Eureka Valley	(14)	1	2																			2	7			3	9
Western Addition	(15)	1	5	2	2																			1	5	4	12
Parkside	(16)																									0	0
Haight-Ashbury	(17)							1	8	1	25									1	1					3	34
Inner Richmond	(18)			1	1									1	18									1	1	3	20
Outer Richmond	(21)																	1	3							1	3
Sunset	(22)																									0	0
Marina	(23)					1	10					1	1			1	2							1	12	4	25
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)			1	2							1	11													2	13
Lake Merced	(32)																									0	0
North Beach	(33)			1	13	1	5																			2	18
Portola	(34)																									0	0
TOTALS		3	20	5	18	2	15	2	12	2	26	4	20	5	23	3	12	1	3	1	1	3	8	4	26	35	184

Table 4A - part 1
Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)

MONTH	Total 80-81		Total 81-82		Total 82-83		Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88/89		Total 89-90		Total 90-91		Total 91-92		Total 92-93	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	4	39	7	58	59	433	30	178	4	32	10	79	7	39	10	136	2	15	3	14	7	72	4	11	2	4
Aug.	4	20	4	21	40	193	32	140	4	22	7	61	12	206	5	41	1	7	3	13	3	14	3	16	2	3
Sept.	4	16	7	13	66	700	48	307	1	3	3	25	5	20	5	31	4	17	5	15	3	17	0	0	1	1
Oct.	2	12	9	47	28	74	4	7	4	22	7	31	7	67	4	53	1	1	2	13	1	8	3	11	3	8
Nov.	9	41	5	21	22	183	2	2	3	11	6	26	1	59	1	1	1	1	1	1	1	1	4	16	1	3
Dec.	6	22	6	46	26	148	3	7	4	18	6	126	6	21	8	83	3	7	1	9	7	65	2	2	2	4
Jan.	4	9	12	68	52	267	4	4	8	91	4	109	3	15	4	43	1	1	7	49	4	18	1	1	2	17
Feb.	6	23	10	20	33	206	7	21	4	28	9	45	2	18	5	9	2	5	1	6	7	23	2	13	2	50
March	8	17	39	[A] 28	27	191	5	34	5	39	8	83	8	206	4	17	2	9	3	8	5	20	3	40	2	29
April	9	51	40	65	34	259	6	20	4	10	9	89	9	60	9	49	1	12	3	10	7	23	4	7	0	0
May	7	24	36	138	24	266	4	15	4	29	13	49	7	106	8	19	7	49	6	34	2	21	3	9	5	12
June	6	37	58	380	61	193	1	12	4	47	12	81	10	72	8	48	6	29	4	10	2	4	1	7	1	21
TOTALS	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889	71	530	31	153	39	182	49	286	30	133	23	152

(A) Rent law amended March 1982 to require landlords to apply for over guideline increases

MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
					Prop I*				Prop I				Prop I				Prop I				Prop I				Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	5	11	0	0	6	39	0	0
Sept.	1	1	1	8			3	6	6	6	3	3	1	1	6	8	1	3	12	34	0	0	4	8	0	0
Oct.	2	2	1	12			1	2	7	7	6	9	3	3	5	20	2	4	8	40	0	0	10	80	0	0
Nov.	3	7	1	2			0	0	7	7	5	13	2	4	5	20	3	3	4	20	0	0	8	45	0	0
Dec.	1	3	0	0			2	14	4	6	6	11	3	5	9	19	5	6	7	42	0	0	5	28	0	0
Jan.	4	6	6	27			2	10	4	5	6	19	2	2	9	14	0	0	7	20	0	0	5	15	1	1
Feb.	2	10	1	1			4	6	0	0	4	11	0	0	9	39	0	0	4	16	0	0	8	68	0	0
March	2	7	1	1			3	10	2	2	3	12	1	2	7	17	0	0	7	70	1	1	4	19	0	0
April	2	2	5	30			3	4	2	2	5	35	1	1	5	10	0	0	10	32	0	0	49	2,962	0	0
May	2	7	11	28	[B] 7	10	5	34	5	5	4	191	0	0	7	34	0	0	4	9	0	0	5	39	0	0
June	3	9	9	12	16	24	2	21	0	0	4	6	2	2	13	47	0	0	6	46	1	1	9	96	0	0
TOTALS	23	55	39	126	23	34	33	148	44	50	59	343	18	24	85	244	14	19	79	358	2	2	120	3,458	1	1

(B) Prop I comps petitions first accepted May 1995

Table 4A - part 2

Landlord O&M/Comps Petitions • Yearly Trend FY 2000/01-2010/11

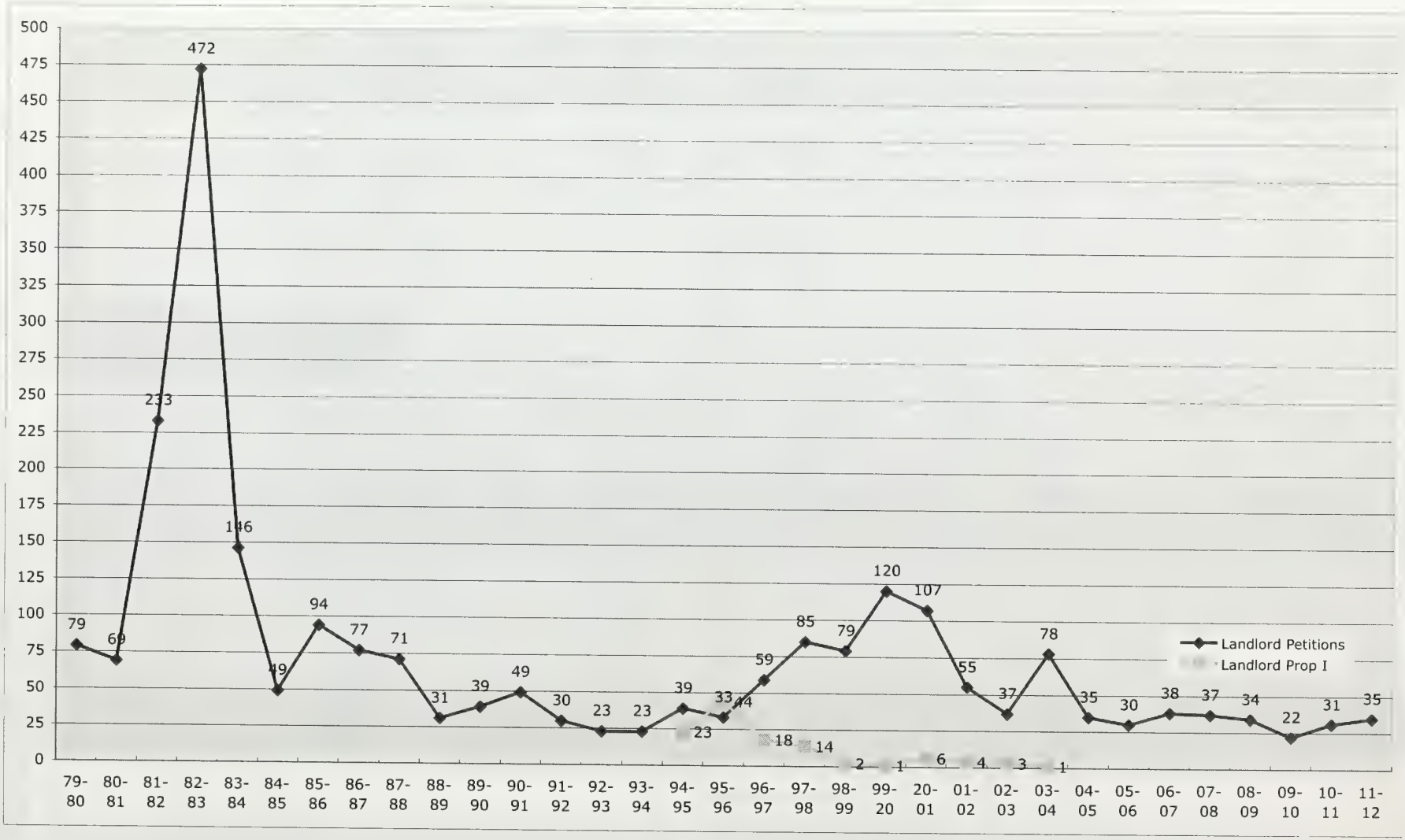
	Total 2000-01				Total 01-02				Total 02-03				Total 03-04				Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09	
			Prop I				Prop I				Prop I				Prop I											
MONTH	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	2	11	1	1	1	9	4	22	1	1
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6	4	10	6	45	2	7	2	34
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13	1	17	0	0	3	6	4	38
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7	0	0	4	8	2	5	2	10
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6	4	18	3	8	0	0	6	47
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1	5	68	6	41	7	10	5	21
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9	1	2	2	18	3	17	6	11
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25	2	32	3	15	3	11	3	23
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1	2	2	6	41	4	33	0	0
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0	4	12	4	32	3	39	4	17
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36	4	16	3	17	3	7	1	2
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8	2	5	0	0	3	14	0	0
TOTALS	107	3,177	6	6	55	244	4	4	37	213	3	4	78	1,801	1	1	35	123	30	183	38	234	37	171	34	204

(C) Includes any Prop I comps petitions beginning FY 04-05

	Total					
	09-10		10-11		11-12	
MONTH	Pet.	Units	Pet.	Units	Pet.	Units
July	1	1	2	4	3	20
Aug.	2	2	1	1	5	18
Sept.	0	0	0	0	2	15
Oct.	1	20	4	17	2	12
Nov.	1	1	3	4	2	26
Dec.	1	1	2	5	4	20
Jan.	2	5	3	8	5	23
Feb.	3	23	1	1	3	12
March	5	45	5	27	1	3
April	1	1	6	18	1	1
May	4	41	0	0	3	8
June	1	1	4	39	4	26
TOTALS	22	141	31	124	35	184

Table 4B

Landlord Petitions (Operating and Maintenance Expense and Comps) • Yearly Trend



Capital Improvement Petitions by Zip Code • 2011-2012

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)	1	267	1	2																					2	269
S. of Market	(03)			1	2									5	15			1	3					1	3	8	23
Potrero	(07)	1	1	1	7							1	3	1	2	1	1	1	1							6	15
Chinatown	(08)					1	4			1	14							1	3							3	21
Tenderloin	(09)	1	5	1	5	1	10			1	36	1	5	2	25	3	34	3	39	1	4	1	1	2	58	17	222
Mission	(10)	1	1	3	5			5	20	4	7	2	7	4	17	3	18	3	9	3	6	2	6			30	96
Fin. District	(11)																									0	0
Ingleside	(12)													1	2							1	4			2	6
Eureka Valley	(14)			1	5	2	3			6	13			5	27	4	13	3	5	2	6	4	12	1	2	28	86
Western Addition	(15)									1	9	1	1	2	15	2	21	2	23			3	27	3	27	14	123
Parkside	(16)			1	2			1	4							2	18	1	1							5	25
Haight-Ashbury	(17)	1	4	5	9	3	14	4	27	2	10	2	11			3	16	2	4			2	7	4	18	28	120
Inner Richmond	(18)							2	5					2	17	1	10	2	6	1	6					8	44
Outer Richmond	(21)	1	2			2	2			2	8	1	1			1	3	2	2	1	2			1	1	11	21
Sunset	(22)	2	3	1	1	2	17	2	16	3	16	2	4			2	5	1	1	2	26	1	1			18	90
Marina	(23)			1	1					3	13	1	1	2	8	1	3			3	10	3	8	1	12	15	56
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)			2	32					1	88			1	1			2	5			2	10			8	136
Lake Merced	(32)																									0	0
North Beach	(33)			2	4			1	2	5	9													2	48	10	63
Portola	(34)			1	5																					1	5
TOTALS		8	283	21	80	11	50	15	74	29	223	11	33	25	129	23	142	24	102	13	60	19	76	15	169	214	1421

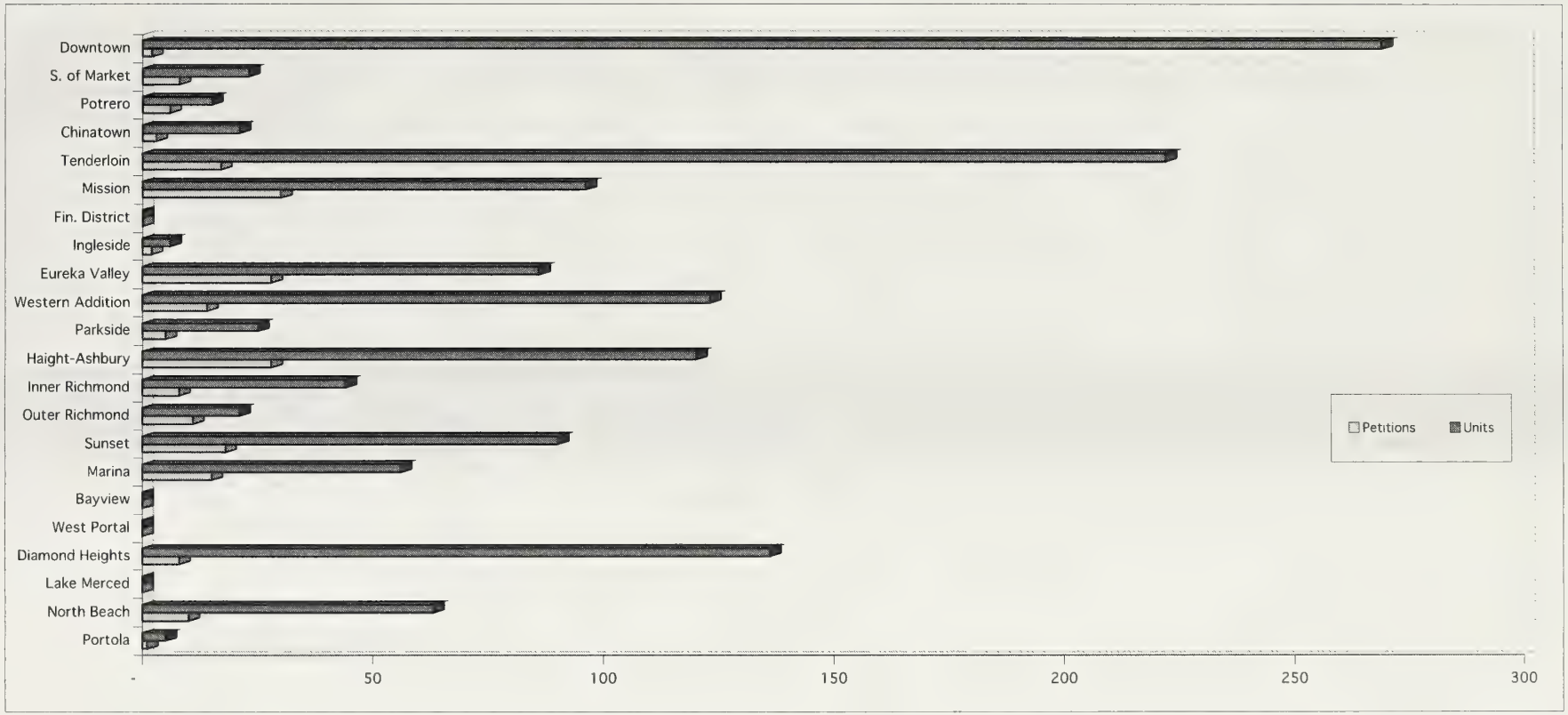


Table 5A - part 1

Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01

MONTH	Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Prop I*	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July			15	124	17	242	30	269	33	245	18	167	11	35	14	53	8	58	15	64	5	12	17	171		
Aug.			27	184	19	198	17	51	23	131	28	347	6	17	20	340	19	131	12	65	16	405	17	83		
Sept.			36	473	29	367	40	849	36	806	12	39	19	142	15	74	8	18	4	14	11	31	14	109		
Oct.	30	352	20	177	21	204	33	250	18	99	15	67	7	28	15	64	9	106	11	30	4	57	17	54		
Nov.	22	68	24	145	23	203	15	78	38	261	15	110	8	23	9	39	3	17	19	328	13	46	7	43		
Dec.	21	167	24	165	16	270	30	221	30	227	13	81	16	76	12	161	4	11	8	20	6	47	8	46		
Jan.	39	307	11	144	20	109	23	118	21	140	20	179	19	72	13	70	11	41	13	53	27	1,253	4	10		
Feb.	26	157	20	304	22	181	27	265	15	114	27	182	11	78	15	65	6	40	11	100	22	452	1	8		
March	43	966	33	483	32	435	23	190	23	191	23	403	13	62	15	616	15	79	34	518	6	21	30	379		
April	23	123	20	195	25	241	23	208	15	110	19	148	10	69	14	165	8	30	13	45	19	799	12	75		
May	19	144	23	149	24	166	30	279	27	165	11	55	8	84	17	172	16	336	10	37	7	138	13	57	2	3
June	30	245	21	177	21	130	20	128	17	137	26	167	17	67	16	81	10	48	11	41	11	80	13	127	4	7
TOTALS	253	2,529	274	2,720	269	2,746	311	2,906	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	6	10

Capital improvements petitions were transfered from the Real Estate Department in October 1983.

* Prop I capital improvement petition effective May 1995

MONTH	Total 95-96		Prop I		Total 96-97		Prop I		Total 97-98		Prop I		Total 98-99		Prop I		Total 99-2000		Prop I		Total 2000-01		Prop I	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	18	97	1	1	23	66	2	2	34	323	0	0	35	274	2	2	63	647	1	1
Aug.	7	19	1	1	26	136	2	3	18	54	0	0	26	229	1	3	35	320	2	4	35	208	1	2
Sept.	15	82	2	4	19	69	3	3	23	97	0	0	42	483	5	7	33	146	2	3	32	145	1	3
Oct.	6	23	4	8	27	182	2	3	38	191	3	4	37	198	3	5	39	310	5	8	50	294	2	2
Nov.	19	297	2	2	16	125	3	7	30	187	1	1	36	429	0	0	31	165	0	0	61	1,048	3	6
Dec.	12	60	2	3	14	73	1	1	25	121	0	0	31	199	3	3	57	495	0	0	19	133	2	2
Jan.	10	80	1	1	11	52	0	0	20	79	0	0	31	155	1	1	50	496	1	1	14	57	3	4
Feb.	30	176	0	0	8	19	2	3	39	233	0	0	43	235	4	4	34	271	1	3	25	153	0	0
March	6	44	0	0	37	230	2	2	21	50	1	1	51	363	3	5	43	291	5	8	27	311	3	6
April	11	61	1	1	30	199	2	2	20	81	1	1	34	388	4	6	33	421	0	0	6	107	0	0
May	12	55	1	1	26	166	0	0	17	111	3	5	29	234	3	3	33	213	0	0	5	24	0	0
June	5	40	1	1	17	136	0	0	26	189	0	0	28	114	4	5	44	414	0	0	4	31	0	0
TOTALS	139	953	18	35	249	1,484	18	25	300	1,459	11	14	422	3,350	31	42	467	3,816	18	29	341	3,158	16	26

Table 5A - part 2

Capital Improvement Petitions • Yearly Trend Fiscal Years 2001/02 - 2010/2011

MONTH	Total 01-02		Prop I		Total 02-03		Prop I		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	2	12	0	0	24	155	0	0	A 14	36	14	61	16	51	9	34	17	48	15	404	13	86
Aug.	13	44	0	0	29	150	0	0	18	73	8	46	11	57	20	175	18	48	13	120	15	75
Sept.	32	906	0	0	16	70	1	1	25	63	13	225	10	71	12	80	13	27	14	70	13	35
Oct.	89	698	0	0	25	73	0	0	16	104	13	85	13	38	19	93	22	151	18	127	9	70
Nov.	58	809	0	0	36	293	0	0	18	94	8	20	10	106	10	72	13	54	8	32	5	14
Dec.	36	243	0	0	32	327	0	0	25	862	7	17	17	51	28	143	14	96	13	157	4	20
Jan.	29	780	1	1	13	70	0	0	8	52	21	57	19	62	12	48	7	29	9	56	14	51
Feb.	45	301	0	0	23	143	0	0	22	177	19	74	8	11	10	75	18	124	52	426	17	101
March	24	138	1	1	10	21	0	0	10	36	12	44	7	15	17	103	13	84	18	110	11	56
April	46	306	1	1	6	14	0	0	12	93	21	59	15	36	17	85	17	77	17	74	7	19
May	38	210	1	1	14	61	0	0	18	46	15	62	22	158	19	89	19	184	11	30	12	39
June	19	141	0	0	19	165	0	0	12	55	15	158	16	51	14	46	25	103	11	44	14	63
TOTALS	431	4,588	4	4	247	1,542	1	1	198	1,691	166	908	164	707	187	1,043	196	1,025	199	1,650	134	629

(A) Includes Prop I Capital Improvement Petitions beginning FY 03-04

MONTH	Total 10-11		Total 11-12	
	Pet.	Units	Pet.	Units
July	10	27	8	283
Aug.	10	38	21	80
Sept.	18	122	11	50
Oct.	11	73	15	74
Nov.	11	118	29	223
Dec.	9	71	11	33
Jan.	9	22	25	129
Feb.	16	81	23	142
March	10	74	24	102
April	13	43	13	60
May	15	111	19	76
June	13	72	15	169
TOTALS	145	852	214	1,421

Table 5B
Capital Improvement Petitions • Yearly Trend

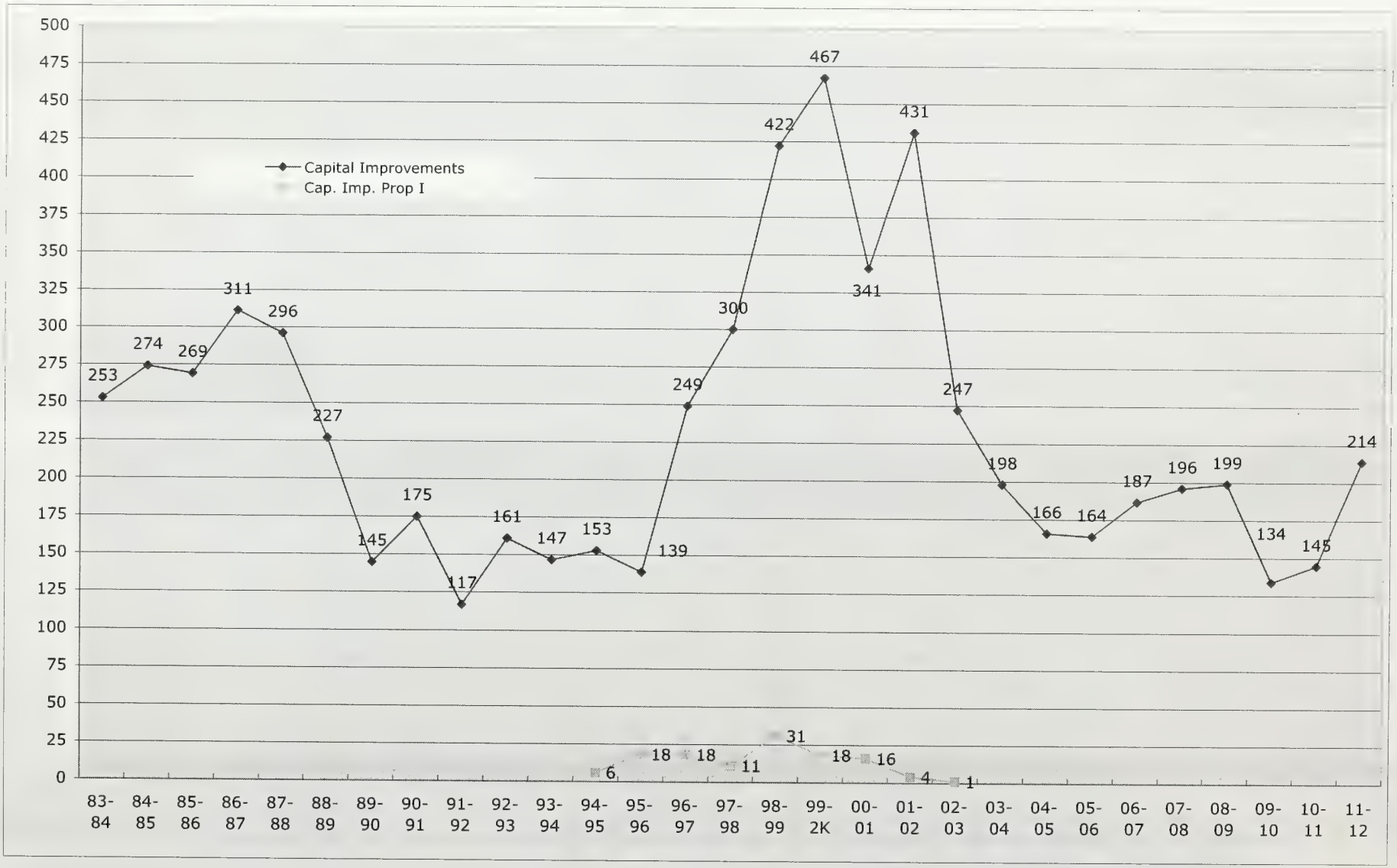


Table 6
Landlord Extension of Time Petitions by Zip Code • 2011-2012

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)							2	3																	2	3
Potrero	(07)																									0	0
Chinatown	(08)																			1	1					1	1
Tenderloin	(09)																									0	0
Mission	(10)	1	1																							1	1
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)																							1	1	1	1
Western Addition	(15)																					1	1			1	1
Parkside	(16)																									0	0
Haight-Ashbury	(17)																									0	0
Inner Richmond	(18)																									0	0
Outer Richmond	(21)																									0	0
Sunset	(22)																									0	0
Marina	(23)																									0	0
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)											1	19													1	19
Portola	(34)																									0	0
TOTALS		1	1	0	0	0	0	2	3	0	0	1	19	0	0	0	0	0	0	1	1	1	1	1	1	7	26

Table 6A

Landlord Extension Of Time Petitions • Yearly Trend

MONTH	6 Yr. To 88-92 Pet.	6 Yr. To 88-92 Units	FY 92-93 Pet.	FY 92-93 Units	FY 93-94 Pet.	FY 93-94 Units	FY 94-95 Pet.	FY 94-95 Units	FY 95-96 Pet.	FY 95-96 Units	FY 96-97 Pet.	FY 96-97 Units	FY 97-98 Pet.	FY 97-98 Units	FY 98-99 Pet.	FY 98-99 Units	FY 99-00 Pet.	FY 99-00 Units	FY 00-01 Pet.	FY 00-01 Units	FY 01-02 Pet.	FY 01-02 Units
July	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1	1	1	1	9	25	1	1
Aug.	4	24	0	0	0	0	1	30	0	0	1	1	2	3	2	3	2	2	1	3	4	2
Sept.	4	23	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	1	4	4
Oct.	5	17	0	0	0	0	1	3	1	1	1	2	0	0	2	11	2	5	2	3	2	5
Nov.	1	1	0	0	2	4	0	0	0	0	0	0	2	2	1	1	1	1	1	1	1	6
Dec.	1	4	0	0	0	0	1	30	0	0	1	2	1	1	0	0	0	0	0	0	1	1
Jan.	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	2	3	2	2
Feb.	1	3	0	0	0	0	0	0	0	0	1	2	2	4	0	0	0	0	2	2	2	2
March	3	28	0	0	0	0	0	0	0	0	1	3	0	0	1	1	2	12	0	0	0	0
April	2	2	1	1	0	0	0	0	0	0	1	5	0	0	0	0	0	0	1	1	1	3
May	3	9	0	0	1	3	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1	1
June	2	5	0	0	0	0	3	3	0	0	1	1	2	7	1	2	0	0	3	4	2	5
TOTALS	26	116	1	1	3	7	7	67	2	2	7	16	11	19	9	20	8	21	22	43	21	32

MONTH	FY 02-03 Pet.	FY 02-03 Units	FY 03-04 Pet.	FY 03-04 Units	FY 04-05 Pet.	FY 04-05 Units	FY 05-06 Pet.	FY 05-06 Units	FY 06-07 Pet.	FY 06-07 Units	FY 07-08 Pet.	FY 07-08 Units	FY 08-09 Pet.	FY 08-09 Units	FY 09-10 Pet.	FY 09-10 Units	FY 10-11 Pet.	FY 10-11 Units	FY 11-12 Pet.	FY 11-12 Units
July	1	1	0	0	1	1	0	0	2	5	0	0	0	0	0	0	0	0	1	1
Aug.	1	1	0	0	1	1	1	1	0	0	1	1	0	0	0	0	1	1	0	0
Sept.	0	0	1	24	0	0	3	4	0	0	0	0	1	6	0	0	1	1	0	0
Oct.	0	0	6	10	1	1	2	2	1	1	2	7	2	8	0	0	0	0	2	3
Nov.	0	0	0	0	0	0	1	1	0	0	2	8	0	0	0	0	0	0	0	0
Dec.	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	3	1	19
Jan.	2	2	0	0	3	6	1	1	1	5	2	2	0	0	2	2	0	0	0	0
Feb.	0	0	0	0	0	0	1	2	1	2	1	1	1	1	0	0	0	0	0	0
March	4	4	2	2	1	3	1	1	0	0	0	0	0	0	2	8	1	1	0	0
April	3	3	0	0	2	2	1	12	0	0	0	0	0	0	1	2	3	3	1	1
May	1	1	0	0	3	3	1	1	0	0	0	0	0	0	0	0	0	0	1	1
June	1	3	2	3	2	3	5	7	0	0	2	3	1	1	0	0	0	0	1	1
TOTALS	14	16	11	39	15	21	18	33	6	14	11	23	6	17	6	13	7	9	7	26

Table 6B
Landlord Extension of Time Petitions • Yearly Trend

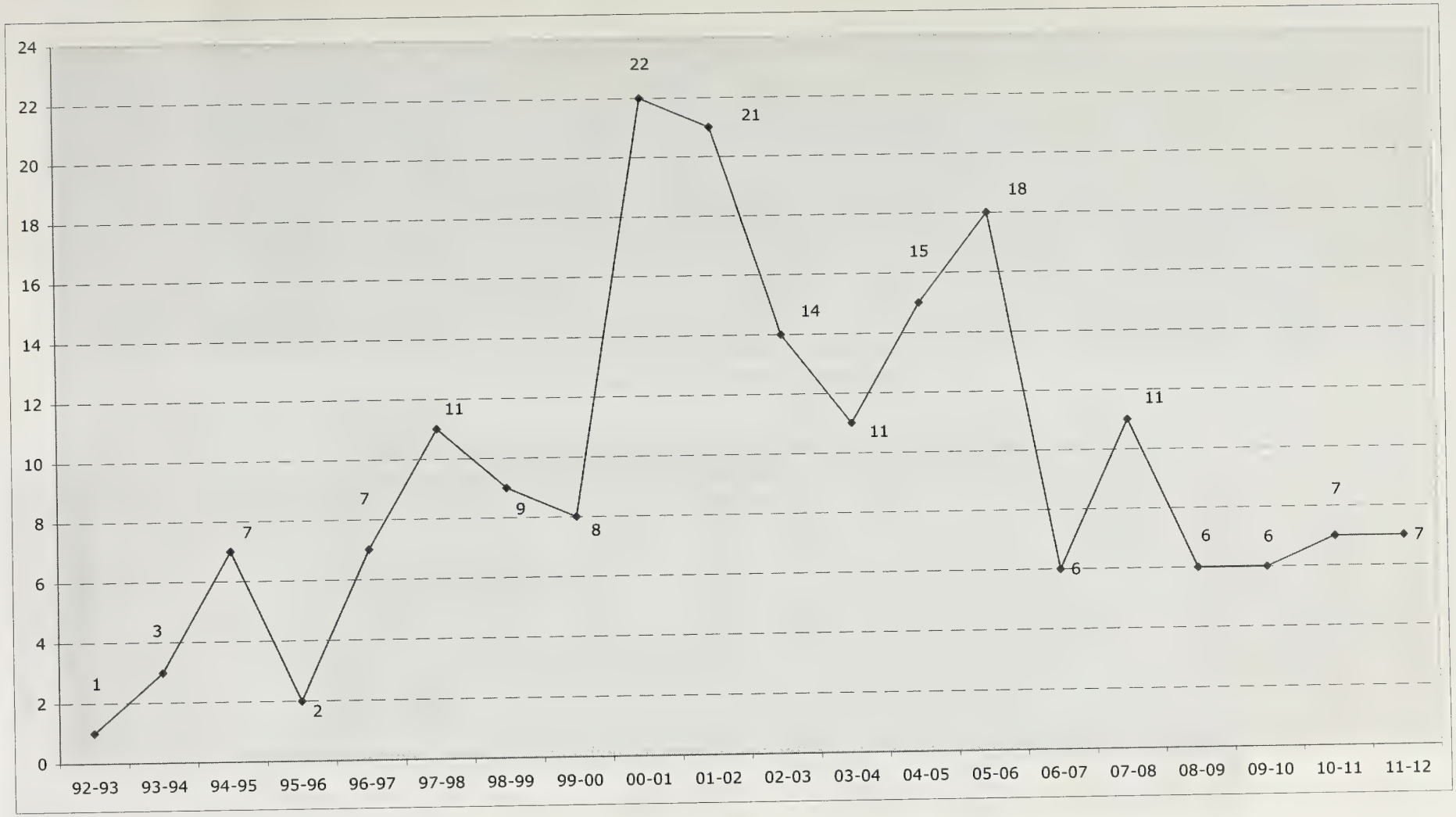


Table 7

Tenant in Occupancy Petitions (Regulation 1.21) • Yearly Trend

MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	9	9	10	10	3	3	2	2	5	5	9	9	9	10	8	8	2	2	0	0	2	2
Aug.	14	14	1	1	3	3	7	7	8	8	6	6	3	3	2	2	0	0	1	1	5	5
Sept.	7	7	4	4	3	3	2	2	6	6	3	3	1	1	3	3	1	1	2	2	2	2
Oct.	9	9	4	4	2	2	6	6	4	4	0	0	5	7	0	0	2	2	1	1	2	2
Nov.	9	9	3	3	1	1	4	4	6	6	5	5	3	3	3	3	5	5	1	1	3	3
Dec.	6	6	1	1	3	3	1	1	6	6	6	6	0	0	2	2	3	3	0	0	2	2
Jan.	4	4	1	1	3	3	2	2	2	2	7	7	0	0	3	3	2	2	2	2	3	3
Feb.	7	7	4	4	4	4	1	1	4	4	2	2	2	2	5	5	0	0	2	2	8	8
March	3	3	2	2	2	2	8	8	6	6	5	5	3	3	1	1	1	1	5	5	1	1
April	11	11	4	4	6	6	4	4	4	4	9	9	1	1	1	1	1	1	1	1	2	2
May	10	10	3	3	1	1	3	3	8	8	1	1	2	2	0	0	1	1	2	2	4	4
June	4	4	8	8	4	4	3	3	6	6	4	4	0	0	2	2	0	0	2	2	4	4
TOTALS	93	93	45	45	35	35	43	43	65	65	57	57	29	32	30	30	18	18	19	19	38	38

*Effective Date of Legislation: June 5, 2001

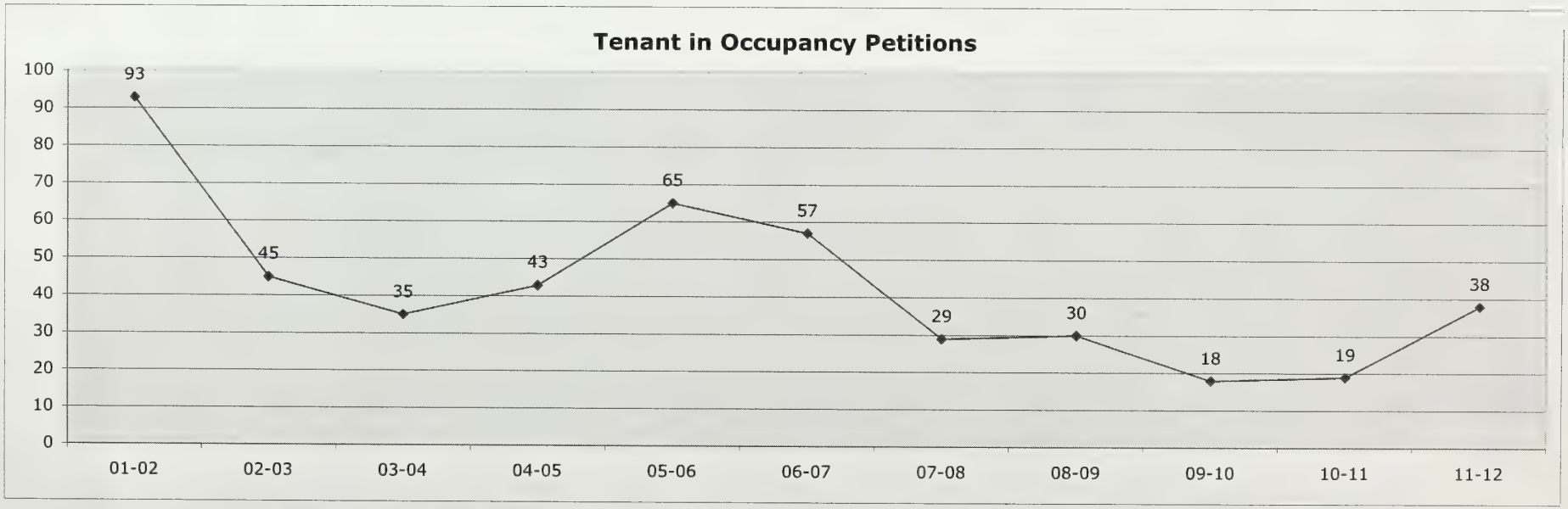


TABLE 8
Annual Eviction Notices • 2011-2012

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	8	6	5	6	4	6	5	8	4	11	6	4	73
Late-Pay	6	3	7	5	4	3	3	11	3	6	5	3	59
Breach	60	83	77	44	34	24	25	42	36	33	41	37	536
Nuisance	18	21	17	19	20	17	18	31	21	31	39	25	277
Illegal	2	3	0	6	4	1	1	4	2	1	4	1	29
Agreement	1	0	0	0	0	0	1	3	1	0	0	1	7
Access	3	2	1	3	2	3	1	0	4	1	0	0	20
Sub	1	1	0	1	8	2	4	3	0	1	1	0	22
Own-Occ	4	9	12	7	12	7	10	12	10	18	20	15	136
Condo	0	0	0	0	0	1	0	1	1	2	0	1	6
Demolition	1	3	5	4	9	2	5	2	3	3	2	3	42
Capital Imp.	0	0	2	0	4	21	2	3	1	4	2	0	39
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis	7	4	2	14	4	7	3	14	4	1	16	5	81
Roommate	3	2	0	3	2	4	2	3	3	2	7	1	32
Lead	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	8	6	6	6	4	3	6	5	6	3	4	5	62
Development	0	0	0	0	0	0	0	0	0	0	0	0	0
Good Sam End	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	122	143	134	118	111	101	86	142	99	117	147	101	1,421

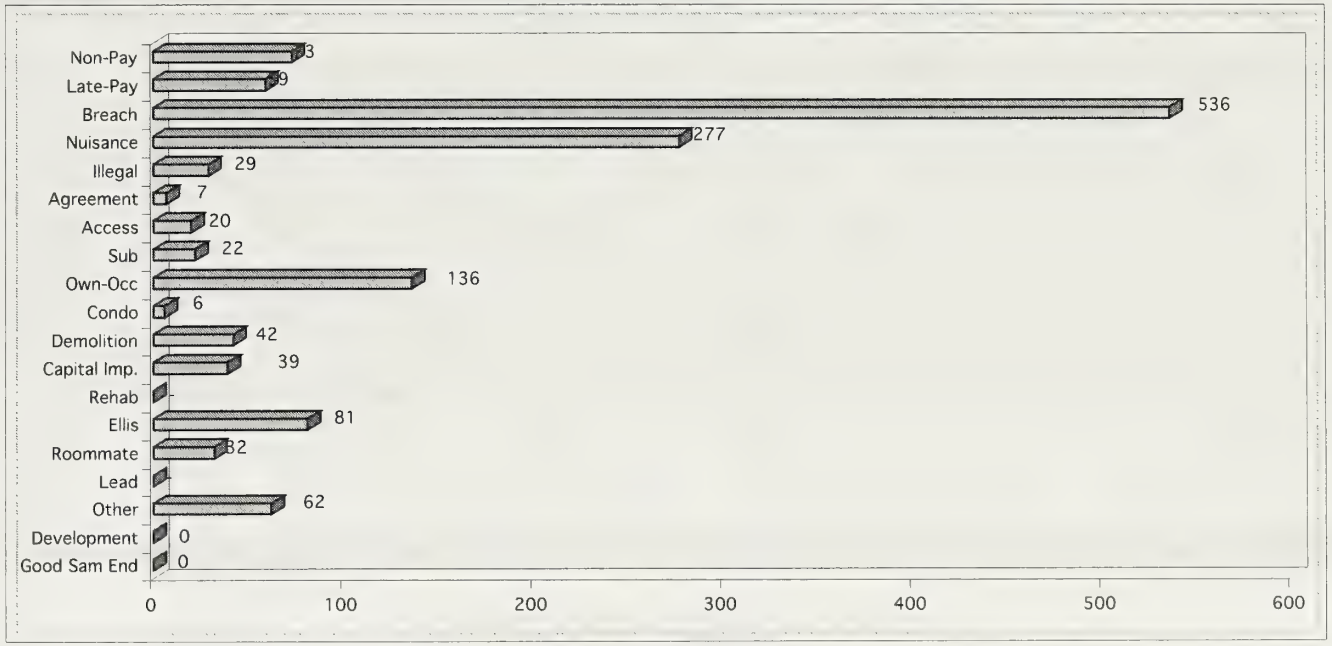


Table 8A - 1
Annual Eviction Notices • Yearly Trend

	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04
Non-Pay	130	175	107	123	137	96	101	133	125	132	142	143	150	111	109	89	114
Late-Pay	80	53	98	88	60	72	50	40	49	85	100	101	93	86	57	65	62
Breach	9	90	204	183	158	136	133	104	172	290	327	344	327	398	329	236	274
Nuisance	185	207	231	227	205	215	159	204	236	247	258	247	278	256	283	247	285
Illegal	0	6	16	9	11	11	15	9	53	16	17	24	32	27	41	18	25
Agreement	71	21	18	17	114	3	0	0	0	0	2	4	6	2	2	1	0
Access	5	11	8	12	13	8	5	11	1	0	18	12	14	9	6	9	4
Sub	40	28	74	96	40	34	12	25	34	67	90	168	84	30	4	13	11
Own-Occ	522	564	545	469	356	293	344	361	481	1075	1410	1200	937	991	594	422	364
Condo				1	0	0	0	0	1	1	1	0	6	5	5	7	3
Demolition	0	4	14	13	13	12	12	33	36	53	77	39	43	84	88	94	73
Capital Imp.	76	149	47	30	30	10	33	8	18	53	44	24	80	58	47	64	69
Rehab	67	114	16	13	13	1	4	7	10	38	35	26	14	7	8	2	0
Ellis	26	18	3	4	4	0	0	0	0	3	12	206	440	274	83	115	228
Roommate	7	15	24	38	38	10	20	30	49	71	119	104	146	130	94	73	57
Lead	80	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Other		82	67	57	57	73	77	104	103	160	194	90	110	69	37	31	30
TOTALS	1,298	1,537	1,472	1,380	1,249	974	965	1,069	1,368	2,291	2,846	2,732	2,761	2,538	1,787	1,486	1,599

	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Non-Pay	86	103	99	98	129	85	106	73
Late-Pay	49	60	72	88	88	60	42	59
Breach	246	271	294	424	376	457	428	536
Nuisance	274	310	310	317	279	308	261	277
Illegal	21	49	39	39	31	40	21	29
Agreement	0	0	1	9	4	11	4	7
Access	5	11	15	20	14	31	19	20
Sub	15	19	24	13	18	19	15	22
Own-Occ	288	248	210	161	143	127	139	136
Condo	7	1	4	2	3	2	3	6
Demolition	66	48	47	39	29	24	37	42
Capital Imp.	70	83	58	56	24	21	27	39
Renab	1	5	0	0	0	0	1	0
Ellis	330	248	210	265	99	69	40	81
Roommate	49	39	42	19	30	30	32	32
Lead	7	0	1	2	3	0	0	0
Other	40	41	49	48	45	88	47	62
Development							106	0
Good Sam End							0	0
TOTALS	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421

Table 8A - 2
Annual Eviction Notices • Yearly Trend

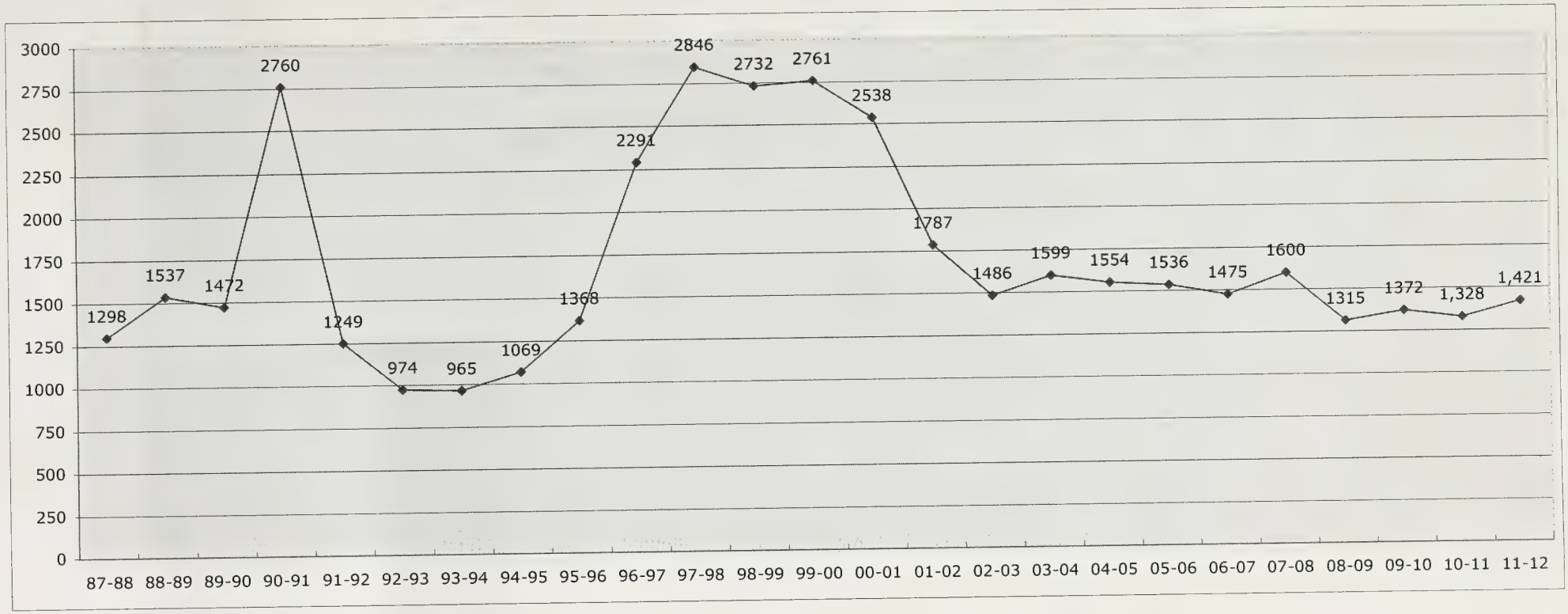
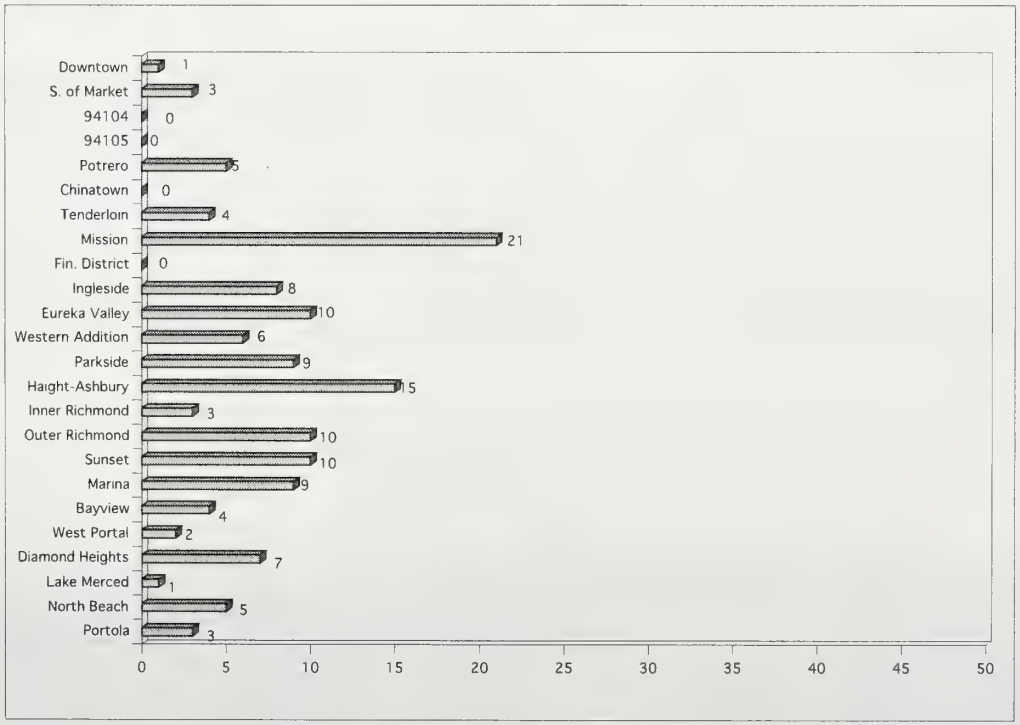


Table 8B

Annual OMI Eviction Notices by Zip Code • 2011-2012

Neighborhood	ZipCode	July	Aug.	Sept.	Oct	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)									1				1
S. of Market	(03)							2			1			3
94104	(04)													0
94105	(05)													0
Potrero	(07)	1				1					2		1	5
Chinatown	(08)													0
Tenderloin	(09)		1								2	1		4
Mission	(10)	1	1	1	1		4	3	1		3	3	3	21
Fin. District	(11)													0
Ingleside	(12)	2				2	1		1	1	1			8
Eureka Valley	(14)		1	2		2			1	1			3	10
Western Addition	(15)				2					1		2	1	6
Parkside	(16)		3	1		2			1	1		1		9
Haight-Ashbury	(17)		2	3	1			1		2	2	4		15
Inner Richmond	(18)							1			1	1		3
Outer Richmond	(21)					1			4	1		2	2	10
Sunset	(22)		2	2	1				1	1	1	1	1	10
Marina	(23)				1	2	1	2				2	1	9
Bayview	(24)			1						1			2	4
West Portal	(27)			1									1	2
Diamond Heights	(31)			1		1	1		3		1			7
Lake Merced	(32)										1			1
North Beach	(33)		1								1	3		5
Portola	(34)					1					2			3
TOTALS		4	11	12	6	12	7	9	12	10	18	20	15	136

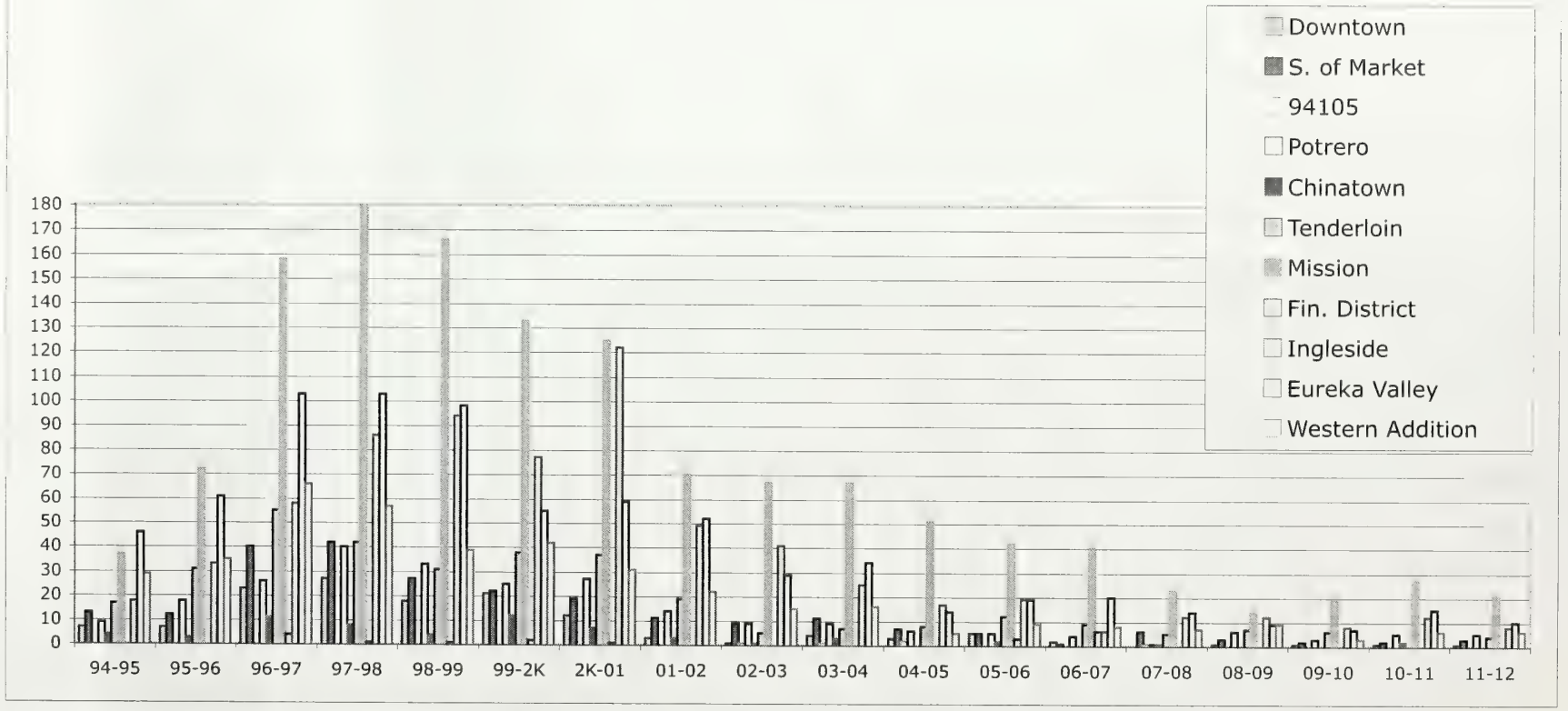


UMI Eviction Notices • Yearly Trend by Zip Code

Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	5	2	0	1	1
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	5	1	6	3	2
94105	(05)	0	0	0	0	0	0	0	0	1	1	2	0	0	1	0	0
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	5	4	1	6	3
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	2	0	1	0	0
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	12	9	5	7	6
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	42	40	23	14	19
Fin. District	(11)	0	0	4	1	1	2	1	0	0	0	0	3	6	0	0	0
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	19	6	12	12	8
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	19	20	14	9	7
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	9	8	7	9	3
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	9	12	5	2	7
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	16	11	13	13	19
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	13	15	12	18	6
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	26	16	9	18	7
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	27	24	19	11	14
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	4	11	10	5	8
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	3	0	2	3	3
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	4	3	5	3	2
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	5	8	7	6	6
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	5	1	4	0	0
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	9	10	1	3	4
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	6	3	2	0	2
TOTALS		361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159	143	127

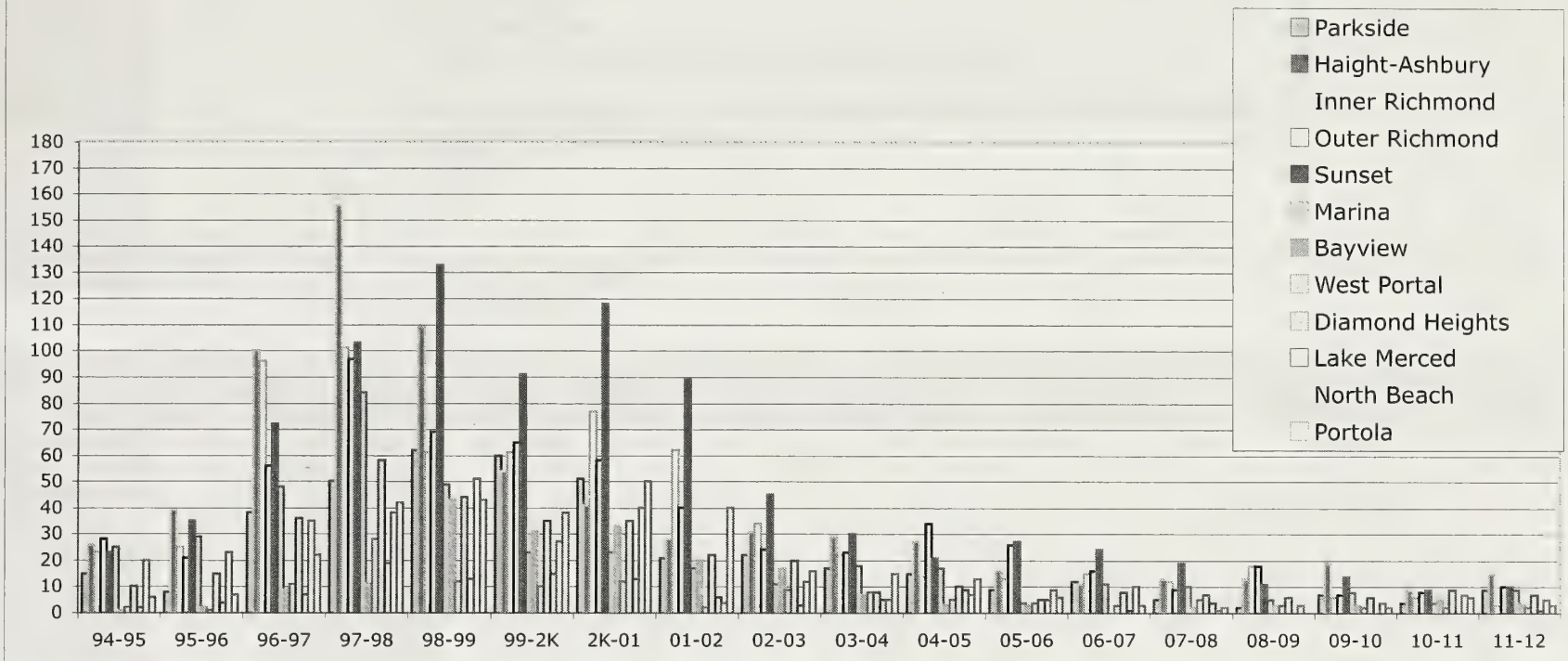
Neighborhood	ZipCode	10-11	11-12	Totals
Downtown	(02)	1	1	137
S. of Market	(03)	2	3	235
94105	(05)	0	0	5
Potrero	(07)	5	5	245
Chinatown	(08)	2	0	61
Tenderloin	(09)	0	4	333
Mission	(10)	27	21	1349
Fin. District	(11)	0	0	18
Ingleside	(12)	12	8	697
Eureka Valley	(14)	15	10	748
Western Addition	(15)	6	6	405
Parkside	(16)	4	9	407
Haight-Ashbury	(17)	9	15	736
Inner Richmond	(18)	6	3	649
Outer Richmond	(21)	8	10	609
Sunset	(22)	9	10	874
Marina	(23)	4	9	395
Bayview	(24)	5	4	197
West Portal	(27)	2	2	121
Diamond Heights	(31)	9	7	341
Lake Merced	(32)	0	1	107
North Beach	(33)	7	5	301
Portola	(34)	6	3	314
TOTALS		139	136	9,284

Table 8D-part 1
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2011/12



* Original Table in Color is on Rent Board website.

Table 8D-part 2
OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2011/12



* Original Table in Color is on Rent Board website.

Table 9
Report of Alleged Wrongful Eviction by Zip Code • 2011-2012

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)			2	3	2	4	1	1		2	1	2	18
S. of Market	(03)	2		4	3	1	1	2	1	4	1	1	5	25
94104	(04)													0
94105	(05)										1			1
Potrero	(07)	1	1	1		3		1		1		1		9
Chinatown	(08)		1		6					2	1	2	1	13
Tenderloin	(09)	2	2	7	3			7	5	3	2	5	2	38
Mission	(10)	9	11	6	8	14	5	6	10	5	10	8	9	101
Fin. District	(11)					1	2				1			4
Ingleside	(12)	4	10	12	9	4	8	2	2	6	3	9	3	72
Eureka Valley	(14)	1	2	2			5	3	2	1		2	3	21
Western Addition	(15)	1	3	2	3	1		2		2	1	1	1	17
Parkside	(16)		2		1	3	4	2			1	4	2	19
Haight-Ashbury	(17)	1	4	1	5	6	3	2	4	4	1	2	3	36
Inner Richmond	(18)	1	5	1		2	3			2		3	4	21
Outer Richmond	(21)	2	2		1		1	4	3	2	8	9	2	34
Sunset	(22)	2	1	3	2	1	3	1	2	3	2	5	3	28
Marina	(23)		1	1	1	1	2	1	1	2			1	11
Bayview	(24)	1	4	6	3	1		1	1	3	1		5	26
West Portal	(27)				1		1						1	3
Diamond Heights	(31)		1	1	2	1		1	1	5	2	2		16
Lake Merced	(32)		2		1	1	2	2	1	1		4		14
North Beach	(33)	1		3		2		2		1		2	2	13
Portola	(34)	4	3	3		2	2		4	6	1	2	3	30
TOTALS		32	55	55	52	46	46	40	38	53	38	63	52	570

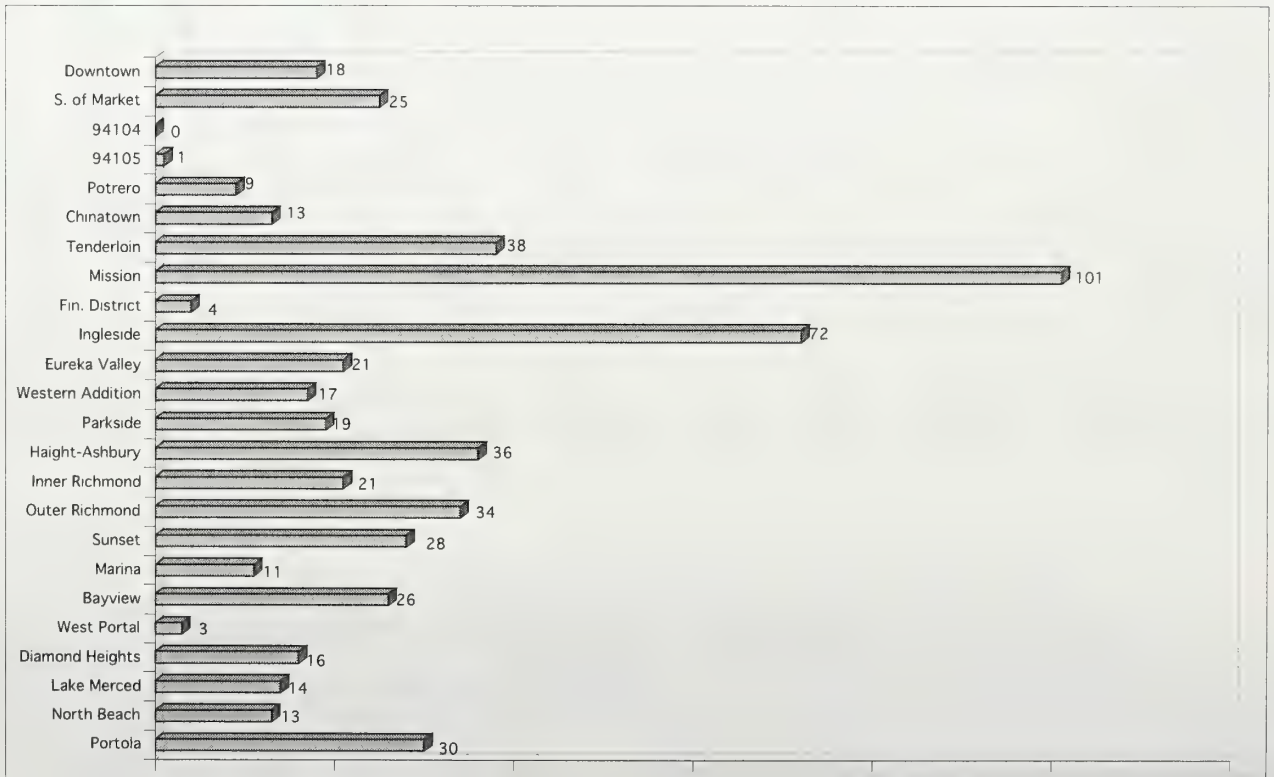
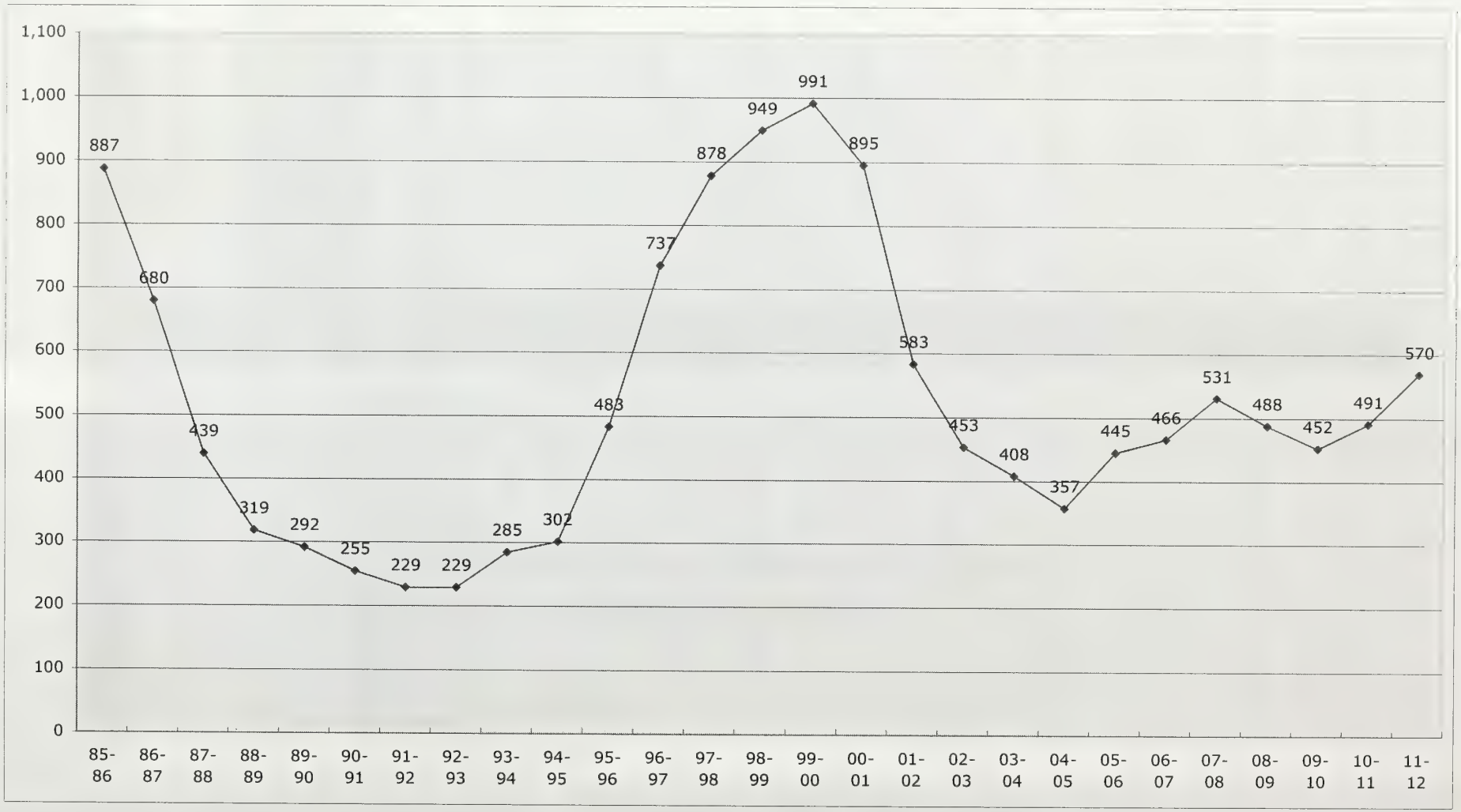


Table 9A
Report of Alleged Wrongful Eviction • Yearly Trend

MONTH	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
July	95	81	61	17	29	26	24	19	29	20	41	73	62	59
Aug.	95	68	45	30	37	24	13	14	31	34	35	49	72	81
Sept.	71	73	36	25	26	10	20	19	24	26	34	57	71	110
Oct.	91	75	41	26	15	18	18	21	14	19	24	66	73	79
Nov.	58	50	34	18	12	13	17	23	12	28	25	53	76	86
Dec.	70	38	43	35	20	21	14	22	19	25	31	47	66	60
Jan.	70	54	37	22	24	23	18	13	38	12	34	57	92	76
Feb.	58	56	28	22	26	27	23	16	25	28	41	53	73	62
March	88	51	29	30	28	21	23	18	29	20	36	53	63	91
April	76	40	26	19	24	24	16	18	31	28	58	85	76	69
May	49	52	18	51	27	25	29	18	15	33	69	66	73	93
June	66	42	41	24	24	23	14	28	18	29	55	78	81	83
TOTALS	887	680	439	319	292	255	229	229	285	302	483	737	878	949

MONTH	Year 99-00	Year 00-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12
July	86	75	66	44	41	32	31	28	41	53	46	44	32
Aug.	78	122	65	51	35	30	42	53	53	38	35	32	55
Sept.	67	90	51	60	35	17	45	51	50	41	40	41	55
Oct.	89	72	51	29	26	32	42	28	47	53	29	54	52
Nov.	86	58	43	32	27	29	35	46	48	38	29	38	46
Dec.	83	58	42	28	22	14	37	28	37	34	46	21	46
Jan.	78	64	48	39	39	25	31	29	26	44	40	37	40
Feb.	91	75	38	36	45	15	30	48	44	37	34	52	38
March	77	72	45	34	36	33	36	36	55	38	27	49	53
April	87	88	43	36	36	33	39	43	55	43	37	25	38
May	88	60	45	37	37	39	29	35	41	30	48	46	63
June	81	61	46	27	29	58	48	41	34	39	41	52	52
TOTALS	991	895	583	453	408	357	445	466	531	488	452	491	570

Table 9B
Report of Alleged Wrongful Eviction • Yearly Trend



Report of Alleged Wrongful Eviction • Yearly Trend by Zip Code

Neighborhood	Zip	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
Downtown	(02)	36	38	35	11	18	14	12	15	28	16	31	35	53	45
S. of Market	(03)	44	27	20	10	31	19	9	18	24	13	33	35	41	43
94104	(04)	0	1	0	0	0	0	0	1	0	0	2	0	0	0
94105	(05)	0	1	0	0	1	0	0	0	4	1	0	1	0	1
Potrero	(07)	20	18	10	10	10	5	5	4	4	5	10	8	11	18
Chinatown	(08)	17	15	6	12	3	1	4	2	6	6	9	11	8	7
Tenderloin	(09)	92	86	44	36	20	21	27	24	20	21	33	69	56	64
Mission	(10)	135	99	65	53	39	42	40	39	42	53	77	121	152	175
Fin. District	(11)	1	0	2	1	1	1	1	1	2	1	0	2	1	3
Ingleside	(12)	36	22	19	12	13	12	13	14	16	27	46	51	75	87
Eureka Valley	(14)	68	39	35	21	24	17	14	10	26	29	26	58	45	59
Western Addition	(15)	58	38	23	20	15	10	12	18	9	10	27	36	40	34
Parkside	(16)	16	11	11	5	4	5	5	5	7	13	11	7	30	28
Haight-Ashbury	(17)	91	59	37	49	32	30	16	14	32	24	34	60	79	76
Inner Richmond	(18)	47	26	26	15	18	17	8	10	13	13	22	37	40	44
Outer Richmond	(21)	41	35	18	10	10	14	14	10	4	8	25	26	44	46
Sunset	(22)	47	41	23	11	15	16	15	15	11	10	24	50	47	59
Marina	(23)	31	33	14	11	18	8	7	7	4	11	16	16	29	26
Bayview	(24)	13	20	6	1	0	2	1	3	6	12	7	22	17	32
West Portal	(27)	2	2	0	2	0	0	1	1	1	3	3	5	11	10
Diamond Heights	(31)	28	18	14	12	3	9	4	7	10	6	13	35	38	18
Lake Merced	(32)	13	9	6	1	3	3	4	5	1	4	9	12	9	18
North Beach	(33)	34	31	15	7	6	9	10	3	6	11	12	21	23	26
Portola	(34)	17	10	10	8	4	4	7	3	9	5	13	19	29	30
TOTALS		887	679	439	318	288	259	229	229	285	302	483	737	878	949

Neighborhood	Zip	Year 99-2K	Year 2K-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12
Downtown	(02)	46	44	25	29	23	23	27	24	29	33	24	20	18
S. of Market	(03)	48	44	21	31	25	22	28	21	19	25	23	20	25
94104	(04)	0	0	0	0	0	0	0	0	8	0	1	0	0
94105	(05)	2	0	0	0	1	0	0	0	0	1	0	0	1
Potrero	(07)	20	19	8	6	5	7	2	8	11	8	11	9	9
Chinatown	(08)	15	12	6	11	12	6	10	8	8	7	13	4	13
Tenderloin	(09)	85	55	47	27	33	31	46	32	45	31	29	27	38
Mission	(10)	171	144	78	48	58	52	69	47	61	51	53	79	101
Fin. District	(11)	2	2	0	2	1	1	1	2	6	1	1	1	4
Ingleside	(12)	91	85	60	45	45	27	29	59	49	66	43	68	72
Eureka Valley	(14)	49	43	27	16	18	13	17	30	24	20	15	30	21
Western Addition	(15)	41	29	20	19	14	12	15	12	19	18	15	23	17
Parkside	(16)	28	24	21	24	12	20	14	14	24	22	16	21	19
Haight-Ashbury	(17)	66	74	52	26	23	25	40	35	35	41	29	18	36
Inner Richmond	(18)	51	43	32	30	17	13	13	25	24	20	16	15	21
Outer Richmond	(21)	54	46	32	19	12	18	29	27	27	14	29	20	34
Sunset	(22)	65	65	54	34	22	21	26	26	43	29	34	30	28
Marina	(23)	14	18	11	14	11	9	6	8	13	10	18	13	11
Bayview	(24)	37	39	19	19	15	13	24	22	23	23	26	33	26
West Portal	(27)	5	6	2	7	6	2	5	2	5	8	10	10	3
Diamond Heights	(31)	17	17	21	7	11	9	9	14	10	14	11	14	16
Lake Merced	(32)	16	14	6	9	6	12	13	11	19	14	12	6	14
North Beach	(33)	27	28	12	16	14	10	12	29	15	10	12	14	13
Portola	(34)	40	44	29	13	24	11	10	10	14	22	11	16	30
TOTALS		990	895	583	452	408	357	445	466	531	488	452	491	570

Table 10
Tenant Appeals by Zip Code • 2011-2012

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Appeals
Downtown	(02)			2					1		2	3		8
S. of Market	(03)													0
94104	(04)													0
Potrero	(07)				6			1						7
Chinatown	(08)							1						1
Tenderloin	(09)	1	4				1					2	1	9
Mission	(10)				2	1				2				5
Fin. District	(11)													0
Ingleside	(12)	1												1
Eureka Valley	(14)				1		1		1		1	2	1	7
Western Addition	(15)									1		1		2
Parkside	(16)								1					1
Haight-Ashbury	(17)							6	1	1				8
Inner Richmond	(18)							1						1
Outer Richmond	(21)	1				1					1	1		4
Sunset	(22)			1						1				2
Marina	(23)													0
Bayview	(24)													0
West Portal	(27)													0
Diamond Heights	(31)													0
Lake Merced	(32)	1							1					2
North Beach	(33)	2						1	1					4
Portola	(34)													0
TOTALS		6	4	3	9	2	2	10	6	5	4	9	2	62

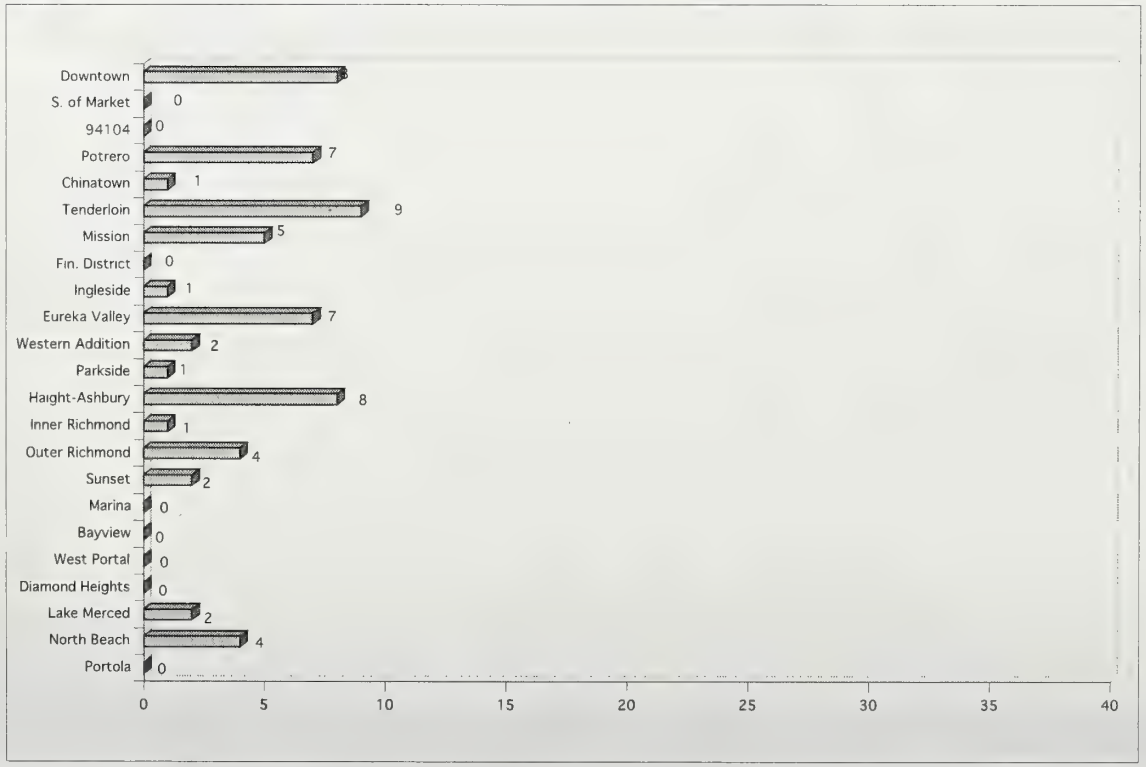


Table 10A
Tenant Appeals • Yearly Trend

MONTH	FY 86-87	FY 87-88	FY 88-89	FY 89-90	FY 90-91	FY 91-92	FY 92-93	FY 93-94	FY 94-95	FY 95-96	FY 96-97	FY 97-98	FY 98-99	FY 99-2K
July	9	10	12	14	0	9	9	2	23	2	3	10	5	8
Aug.	35	19	10	25	8	10	8	6	6	10	40	8	3	16
Sept.	38	7	13	24	9	3	5	10	10	5	5	17	7	14
Oct.	13	6	5	5	4	50	34	5	10	3	6	2	9	12
Nov.	10	6	17	2	5	9	8	5	8	4	6	2	5	26
Dec.	6	34	56	3	18	3	11	8	23	10	6	8	12	13
Jan.	14	20	4	24	5	5	3	1	1	0	18	4	2	4
Feb.	13	6	9	12	19	16	0	7	1	13	21	2	7	5
March	22	10	80	17	4	8	5	35	7	14	6	23	12	8
April	4	6	6	11	9	22	13	16	270	1	8	7	16	23
May	5	2	4	15	5	6	6	15	46	3	2	5	11	5
June	5	10	6	5	16	13	8	12	6	35	3	163	8	13
TOTALS	174	136	222	157	102	154	110	122	411	100	124	251	97	147

MONTH	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
July	7	4	51	26	6	10	2	9	9	24	2	6
Aug.	13	6	7	29	12	4	10	4	4	4	10	4
Sept.	11	8	22	8	4	2	7	5	6	9	4	3
Oct.	14	13	70	10	23	4	5	1	3	11	5	9
Nov.	17	9	11	6	4	10	6	11	3	12	3	2
Dec.	24	0	97	4	0	6	9	8	2	20	1	2
Jan.	5	63	6	5	5	4	11	4	68	12	1	10
Feb.	15	7	4	10	78	6	14	5	13	8	9	6
March	3	9	7	4	13	7	21	5	11	11	3	5
April	51	13	16	10	6	15	38	14	4	4	6	4
May	5	6	16	7	20	7	48	5	21	3	18	9
June	4	11	7	7	8	5	4	7	9	8	4	2
TOTALS	169	149	314	126	179	80	175	78	153	126	66	62

Table 10B
Tenant Appeals • Yearly Trend

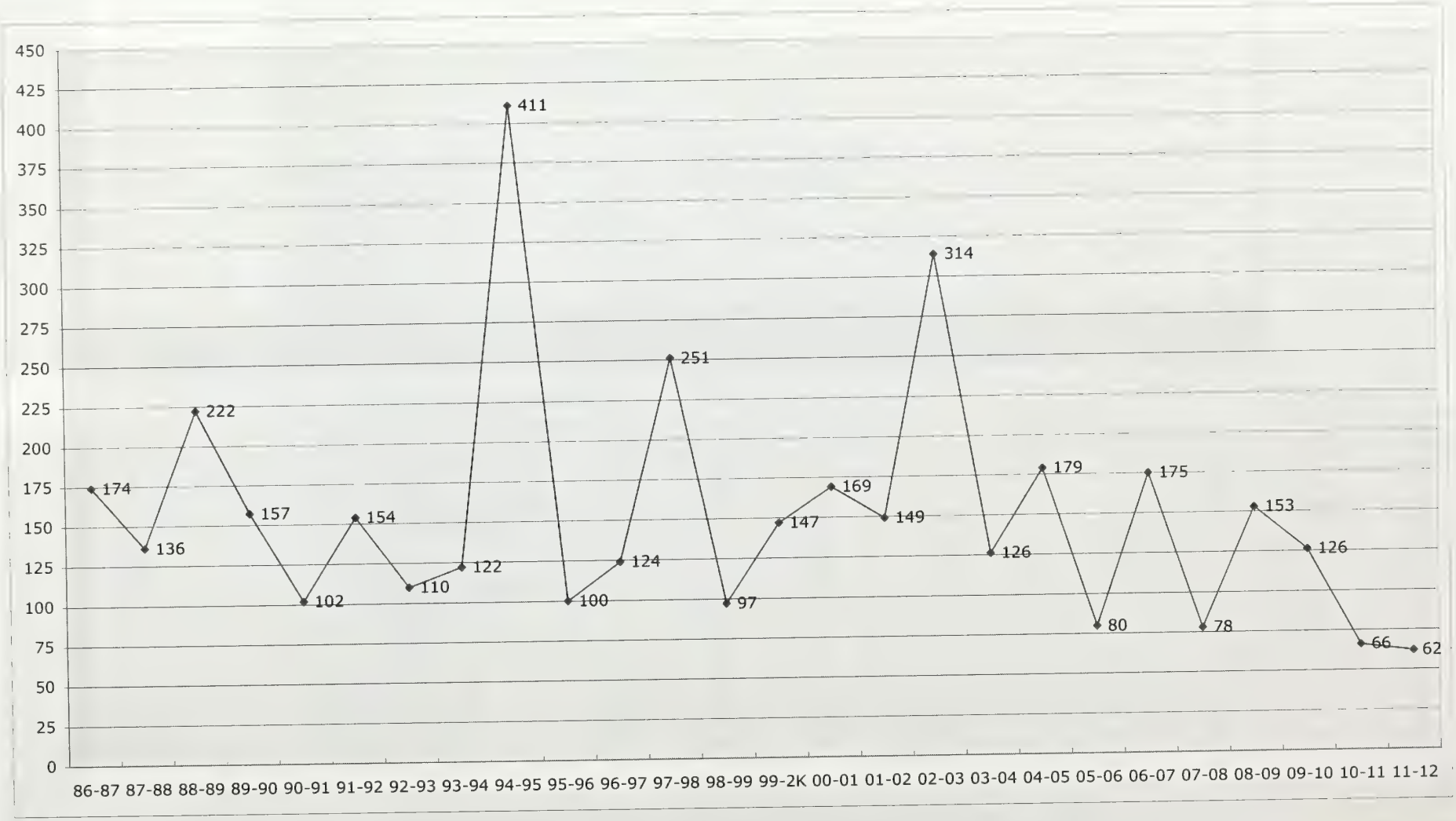


Table 11
Landlord Appeals by Zip Code • 2011-2012

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)	1	1							1	1							1	1							3	3
S. of Market	(03)																									0	0
94104	(04)																									0	0
Potrero	(07)																	6	6							6	6
Chinatown	(08)																									0	0
Tenderloin	(09)									1	1									1	1			1	1	3	3
Mission	(10)	1	1	1	1			1	1			2	2			2	2							1	1	8	8
Fin. District	(11)																									0	0
Ingleside	(12)									1	1															1	1
Eureka Valley	(14)													1	1			2	2					2	2	5	5
Western Addition	(15)			1	1													1	1			1	1			3	3
Parkside	(16)																									0	0
Haight-Ashbury	(17)															1	1	2	2							3	3
Inner Richmond	(18)							1	1					1	1	1	1									3	3
Outer Richmond	(21)																									0	0
Sunset	(22)							1	1													1	1			2	2
Marina	(23)																	1	1	1	1					2	2
Bayview	(24)																							1	1	1	1
West Portal	(27)																									0	0
Diamond Heights	(31)							1	1					1	1											2	2
Lake Merced	(32)																									0	0
North Beach	(33)							3	3									1	1							4	4
Portola	(34)					1	1																			1	1
TOTALS		2	2	2	2	1	1	7	7	3	3	2	2	3	3	4	4	14	14	2	2	2	2	5	5	47	47

Table 11A
Landlord Appeals • Yearly Trend

MONTH	FY 88-89		FY 89-90		FY 90-91		FY 92-93		FY 92-93		FY 93-94		FY 94-95		FY 95-96		FY 96-97		FY 97-98		FY 98-99		FY 99-00	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	11	11	7	46	9	9	9	30	9	30	6	7	13	28	3	5	5	5	12	14	5	5	8	11
Aug.	16	23	11	20	5	13	6	9	6	9	6	48	9	30	3	4	9	47	6	12	7	7	9	14
Sept.	7	11	6	6	12	24	3	3	3	3	11	15	11	12	6	14	9	10	0	0	6	6	10	14
Oct.	8	13	8	19	9	9	11	12	11	12	7	12	5	6	11	26	1	15	5	11	5	12	6	9
Nov.	15	29	1	1	6	8	9	11	9	11	6	6	5	5	5	5	4	5	0	0	5	5	13	21
Dec.	16	25	7	12	6	6	3	3	3	3	9	16	3	4	4	5	10	35	10	19	2	3	10	22
Jan.	15	52	6	39	9	13	3	3	3	3	5	7	3	3	1	1	3	5	5	31	7	20	2	2
Feb.	7	11	10	26	7	12	4	22	4	22	7	11	2	28	9	15	8	19	2	2	10	10	6	10
March	13	55	4	8	8	14	3	4	3	4	1	32	4	5	8	21	2	12	2	2	7	11	10	13
April	8	10	12	13	13	14	5	5	5	5	7	99	5	8	4	4	6	16	5	47	9	28	4	5
May	10	12	21	31	5	5	5	9	5	9	13	56	6	12	4	4	5	6	6	6	6	19	4	4
June	7	11	13	16	9	37	10	10	10	10	4	4	2	6	3	5	9	16	4	4	5	7	7	19
TOTALS	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109	71	191	57	148	74	133	89	144

MONTH	FY 00-01		FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	6	2	2	5	20	4	4	3	3	3	4	2	2	5	155	3	3	4	4	5	5	2	2
Aug.	10	23	8	8	8	9	5	6	5	25	4	5	4	37	4	4	6	14	3	3	4	4	2	2
Sept.	6	22	7	10	8	13	3	8	1	1	4	4	7	9	4	4	4	5	5	5	3	3	1	1
Oct.	10	25	4	10	7	111	9	9	6	6	3	3	6	236	3	5	5	6	7	7	0	0	7	7
Nov.	9	59	5	11	5	5	8	8	4	4	1	1	2	3	6	6	6	6	3	3	4	4	3	3
Dec.	2	2	0	0	6	9	7	7	0	0	6	6	2	23	5	6	6	9	4	5	3	7	2	2
Jan.	1	1	7	14	6	25	2	6	4	4	4	4	4	4	1	12	1	1	2	2	7	9	3	3
Feb.	6	11	4	9	1	1	3	3	10	164	1	1	5	44	7	21	7	8	2	2	3	3	4	4
March	7	7	5	6	3	6	4	4	5	5	5	7	4	4	2	6	12	68	4	4	6	6	14	14
April	3	60	2	2	10	21	6	6	3	3	4	6	0	0	7	9	4	7	7	7	5	5	2	2
May	7	12	7	7	7	11	4	15	4	5	4	4	5	5	10	10	7	7	2	2	5	5	2	2
June	4	4	3	3	3	3	20	31	27	564	6	36	3	8	1	3	6	7	0	0	4	4	5	5
TOTALS	68	232	54	82	69	234	75	107	72	784	45	81	44	375	55	241	67	141	43	44	49	55	47	47

Table 11B
Landlord Appeals • Yearly Trend

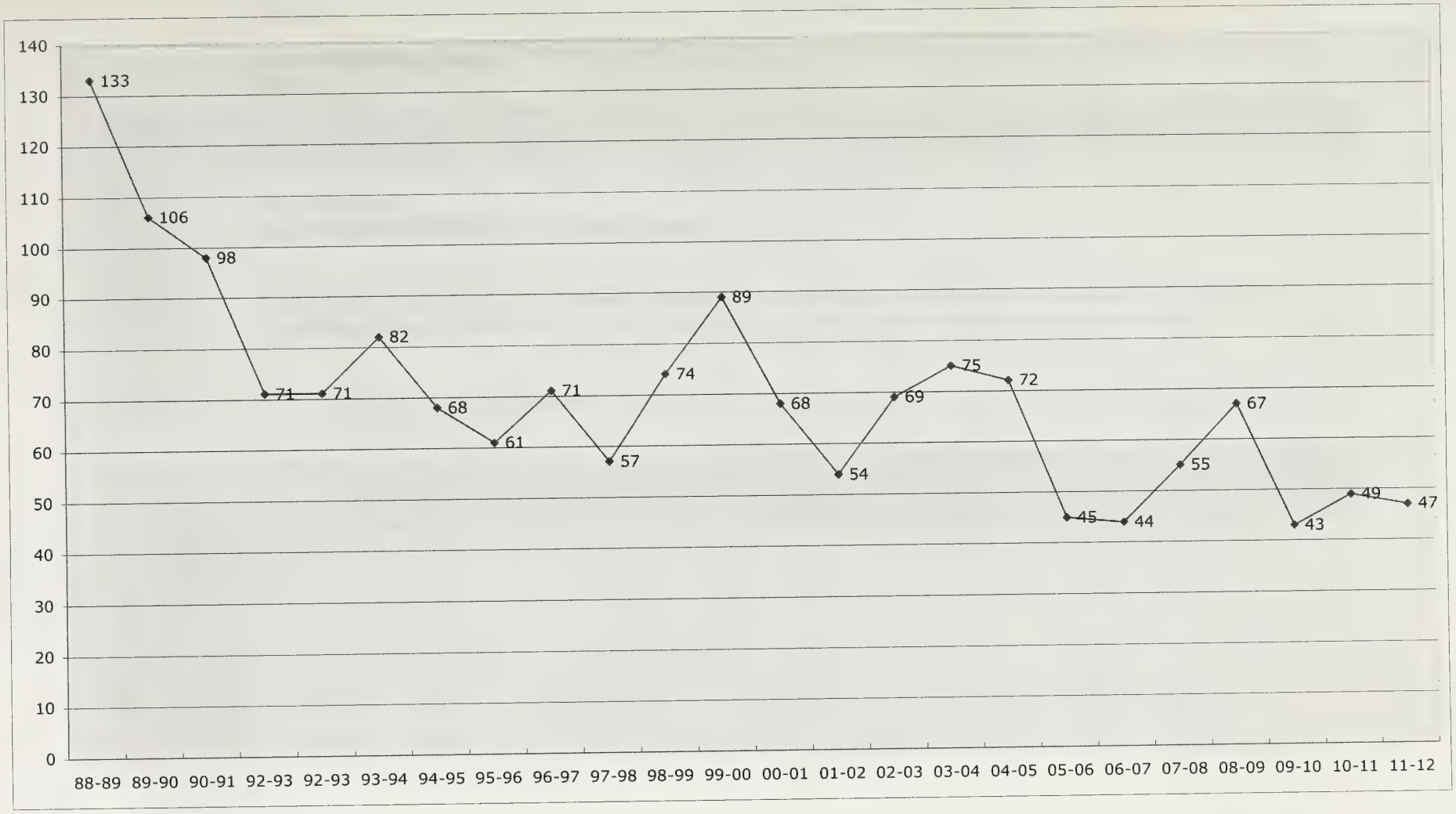


Table 12

Ellis Petitions by Zip Code • 2011-2012

Neighborhood	ZipCode	July		Aug.		Sept.		Oct.		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																									0	0
94104	(04)																									0	0
Potrero	(07)			1	1					1	6					1	2					1	2			4	11
Chinatown	(08)																									0	0
Tenderloin	(09)							2	12			1	7									1	8			4	27
Mission	(10)	1	6									1	4			3	12	2	3	1	2	1	3			9	30
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)			1	2									2	5	1	2	2	4							6	13
Western Addition	(15)			2	4																					2	4
Parkside	(16)																									0	0
Haight-Ashbury	(17)							1	3													1	2			2	5
Inner Richmond	(18)					1	2			1	2											1	2	1	2	4	8
Outer Richmond	(21)							1	5							1	3							1	1	3	9
Sunset	(22)																							1	2	1	2
Marina	(23)	1	2															1	1			1	2	1	2	4	7
Bayview	(24)																									0	0
West Portal	(27)					1	2																			1	2
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)							1	1											1	2					2	3
TOTALS		2	8	4	7	2	4	5	21	2	8	2	11	2	5	6	19	5	8	2	4	6	19	4	7	42	121

Table 12A
Ellis Petitions • Yearly Trend

MONTH	Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95		Total 95-96		Total 96-97		Total 97-98		Total 98-99	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	1	1			1	2					1	1							1	2			1	6	6	14
Aug.											1	9											2	3	5	12
Sept.			1	1	1	1			1	1					1	3					2	2			7	15
Oct.					1	4									1	4	1	1	1	1	1	2	1	4	19	41
Nov.	2	2	1	4													1	74					1	12	6	13
Dec.	1	1															1	1			1	2	1	2	11	26
Jan.							1	1															2	4	14	36
Feb.			1	1													2	5							14	47
March																			2	2			4	21	6	22
April									1	22									1	1	1	3			10	22
May					1	84											1	4	1	1	1	1	4	6	8	12
June	1	1			1	2			1	2			1	1	1	13			1	20			2	3	10	31
TOTALS	5	5	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27	6	10	18	61	116	291

MONTH	Total 99-2000		Total 00-01		Total 01-02		Total 02-03		Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11		Total 11-12	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	12	46	9	26	2	8	5	13	2	4	16	48	14	57	7	28	7	15	6	27	2	16	1	3	2	8
Aug.	15	33	16	38	4	14	11	40	5	10	12	41	8	30	6	33	8	43	3	20	0	0	3	17	4	7
Sept.	20	42	9	24	7	24	7	28	7	21	13	43	6	17	9	37	9	38	5	19	1	2	3	12	2	4
Oct.	39	377	3	9	9	21	4	16	7	18	10	25	7	31	9	22	6	36	5	14	3	4	2	6	5	21
Nov.	15	42	13	24	6	18	5	14	14	46	10	31	5	11	11	40	5	22	4	15	2	8	1	1	2	8
Dec.	48	139	4	8	2	4	5	15	8	43	4	12	5	20	9	40	13	53	3	28	4	9	2	4	2	11
Jan.	0	5	11	37	1	3	10	42	14	38	10	42	9	58	5	14	6	28	1	6	5	19	0	0	2	5
Feb.	8	18	8	15	4	13	3	8	11	37	11	31	4	12	3	7	7	28	6	27	3	7	5	18	6	19
March	10	33	12	36	10	23	5	12	11	39	4	9	13	103	4	12	10	37	0	0	4	18	2	3	5	8
April	8	31	15	37	6	11	8	25	9	30	2	5	12	42	8	28	6	31	0	0	5	13	1	1	2	4
May	16	50	4	11	5	28	4	12	8	37	21	109	7	38	11	48	11	55	0	0	1	1	2	3	6	19
June	17	70	6	16	6	21	3	8	11	29	18	84	10	35	7	21	4	7	3	9	4	11	2	4	4	7
TOTALS	208	879	110	281	62	188	70	233	107	352	131	480	100	454	89	330	92	393	36	165	34	108	24	72	42	121

Table 12B
Ellis Petitions • Yearly Trend

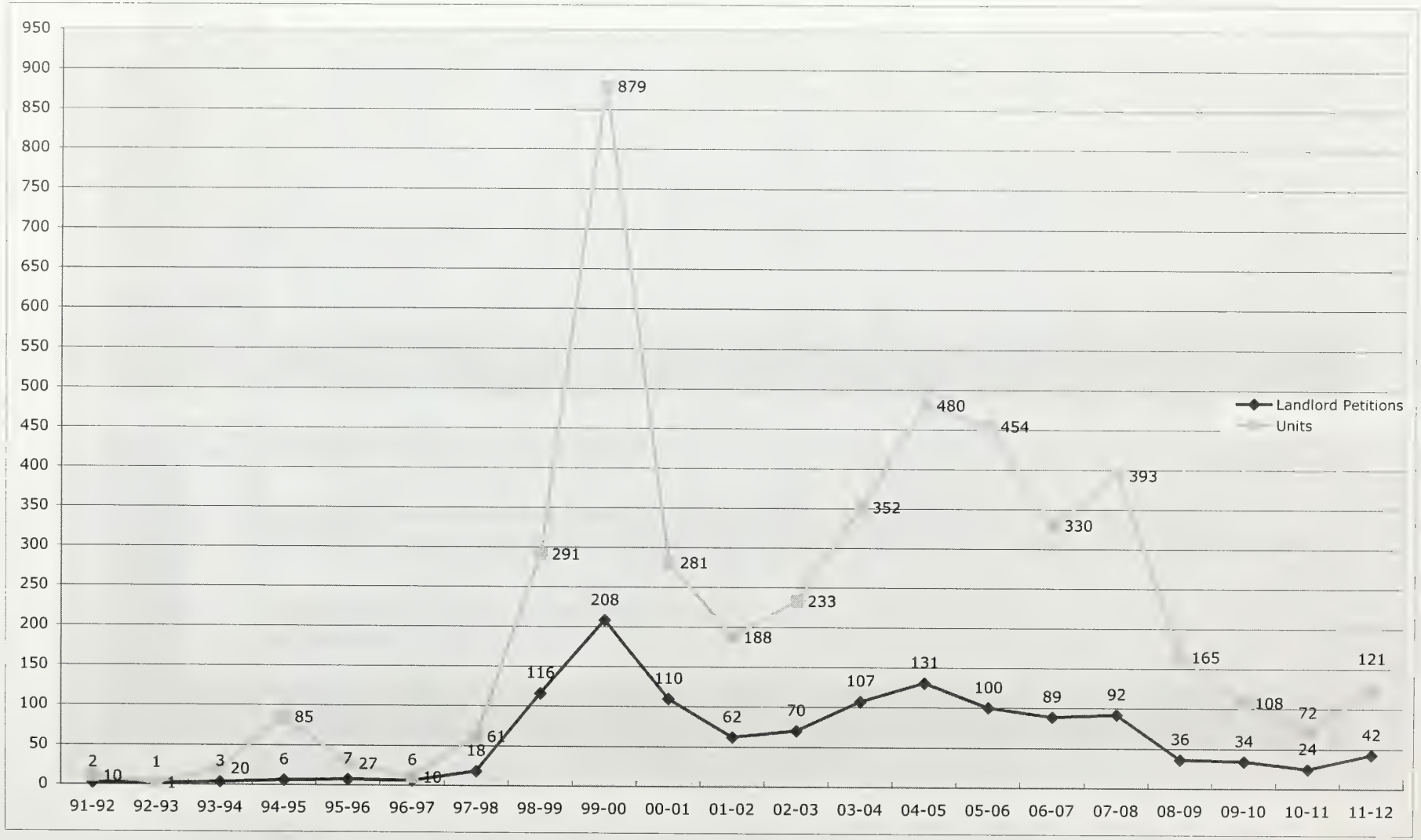


Table 13

Costa Hawkins Petitions • Yearly Trend

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July			2	2	1	1	4	4	0	0	6	6	2	2	1	1	0	0	3	3
Aug.	3	3	3	3	3	3	3	3	3	3	6	6	7	7	1	1	2	2	1	1
Sept.			1	1	2	2	4	4	3	3	5	5	1	1	1	1	2	2	3	3
Oct.			2	2	0	0	10	10	4	4	2	2	5	5	4	4	2	2	0	0
Nov.	1	1	1	1	3	3	2	2	5	5	6	6	3	3	0	0	2	2	1	1
Dec.	1	1	0	0	4	4	2	2	1	1	2	2	2	2	2	2	2	2	3	3
Jan.	1	1	3	3	2	2	2	2	2	2	2	2	3	3	1	1	1	1	2	2
Feb.			0	0	1	1	2	2	1	1	3	3	0	0	1	1	4	4	1	1
March			4	4	1	1	6	6	1	1	3	3	2	2	2	2	6	6	5	5
April			2	2	4	4	2	2	3	3	3	3	4	4	3	3	6	6	1	1
May	1	1	0	0	3	3	2	2	7	7	2	2	1	1	2	2	2	2	8	8
June	1	1	1	1	1	1	4	4	1	1	2	2	5	5	5	5	8	9	12	12
TOTALS	8	8	19	19	25	25	43	43	31	31	42	42	35	35	23	23	37	38	40	40

*Costa-Hawkins Determinations first accepted February 2002

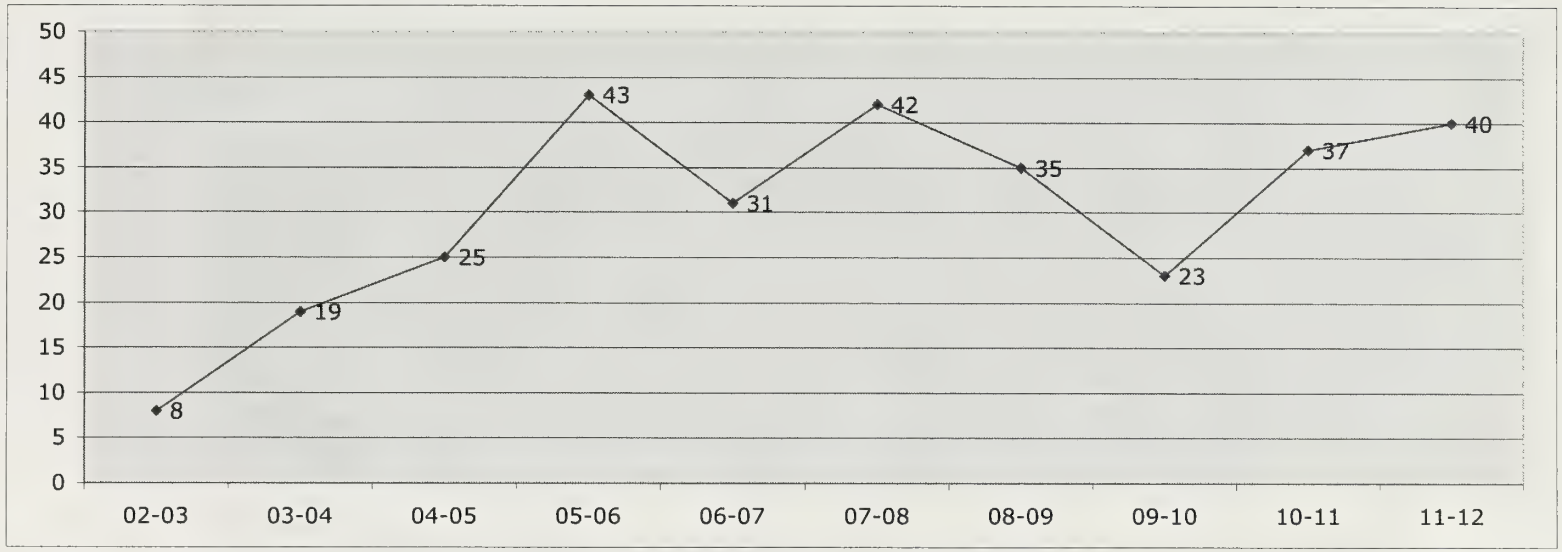


Table 14
Tenant ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
July		8	4	2	0	2	6	2	2
Aug.		2	3	2	3	0	2	4	4
Sept.		1	1	2	4	1	2	5	4
Oct.	4	1	4	2	1	1	0	4	5
Nov.	6	2	3	1	3	0	4	4	1
Dec.	4	4	3	1	4	2	2	0	4
Jan.	5	1	3	0	2	3	2	5	5
Feb.	8	1	1	0	2	2	4	1	6
March	11	5	5	4	4	1	4	3	5
April	7	2	0	0	4	5	1	1	5
May	4	1	3	3	1	4	1	0	5
June	3	3	4	1	3	3	2	3	2
TOTALS	52	31	34	18	31	24	30	32	48

*Alternative Dispute Resolution program began October 2003

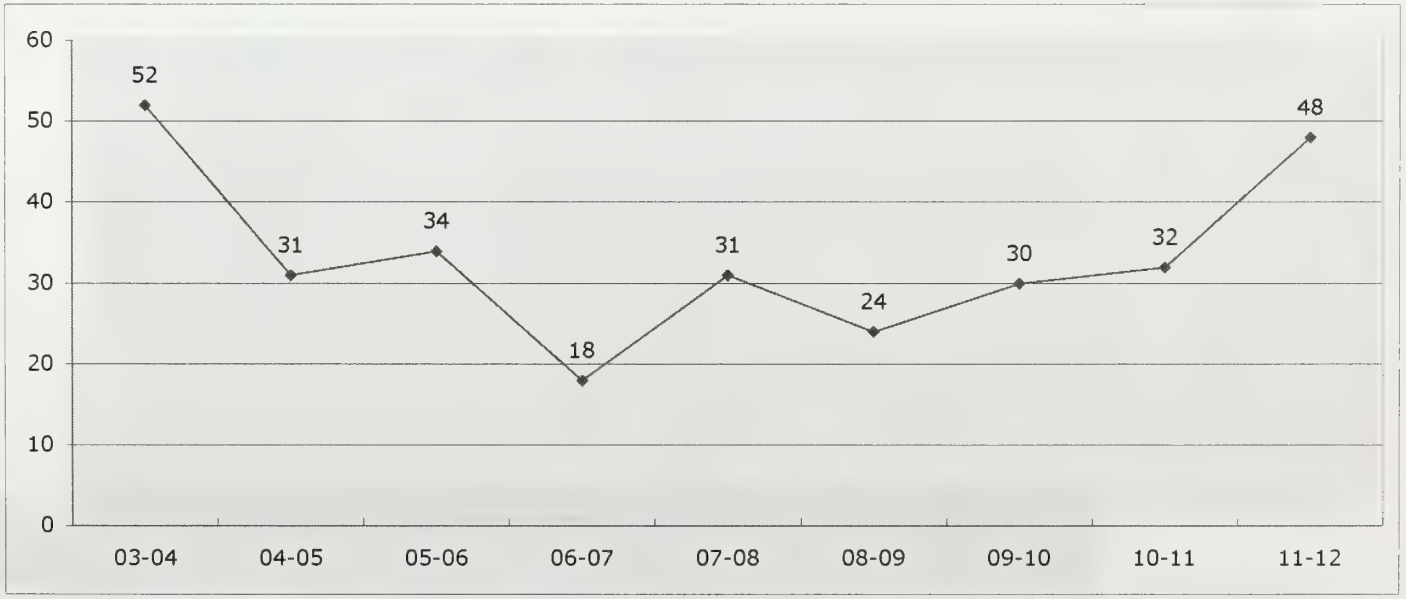


Table 15
Landlord ADR • Yearly Trend

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12
July		2	1	2	2	1	3	4	1
Aug.		0	2	2	2	0	1	2	0
Sept.		1	0	0	3	0	2	3	3
Oct.	1	2	2	1	1	2	1	3	3
Nov.	1	0	1	1	2	0	0	3	2
Dec.	3	3	1	0	0	2	0	1	2
Jan.	1	0	1	3	1	3	3	0	1
Feb.	4	0	0	1	0	4	4	5	2
March	2	3	6	0	1	6	7	2	6
April	2	2	2	1	4	2	5	2	1
May	2	4	1	3	1	0	5	2	1
June	4	4	1	2	2	2	2	2	3
TOTALS	20	21	18	16	19	22	33	29	25

*Alternative Dispute Resolution program began October 2003

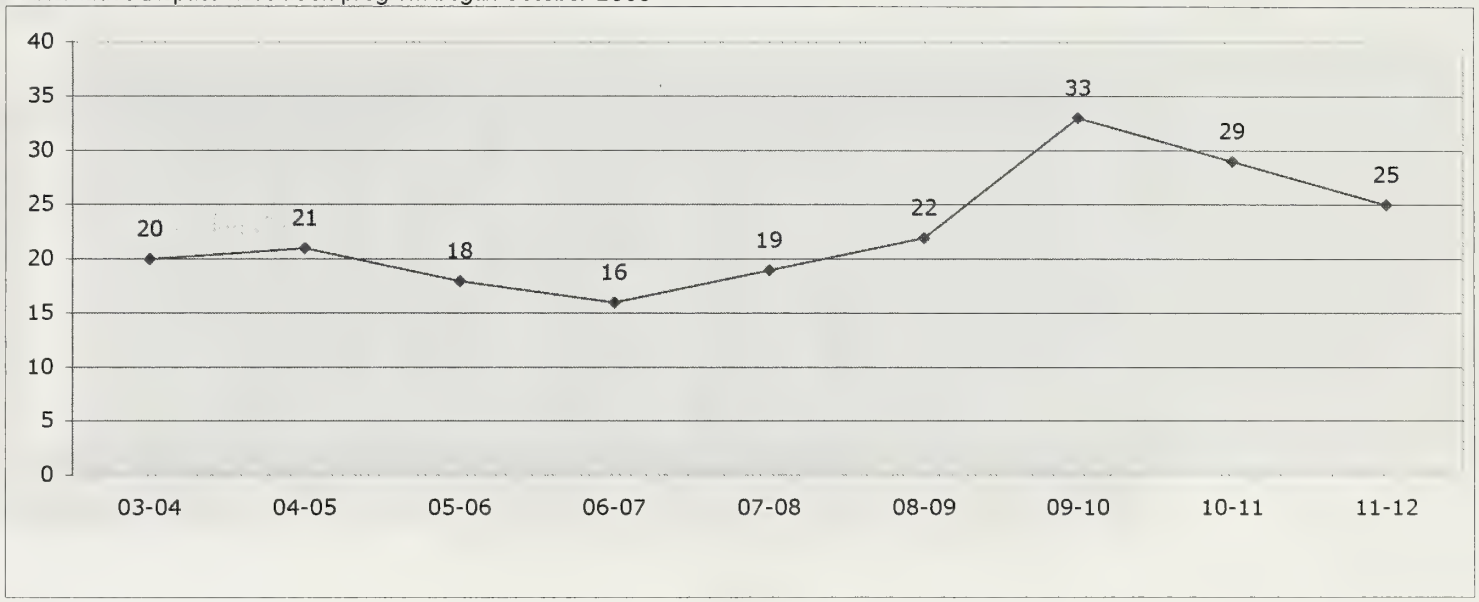
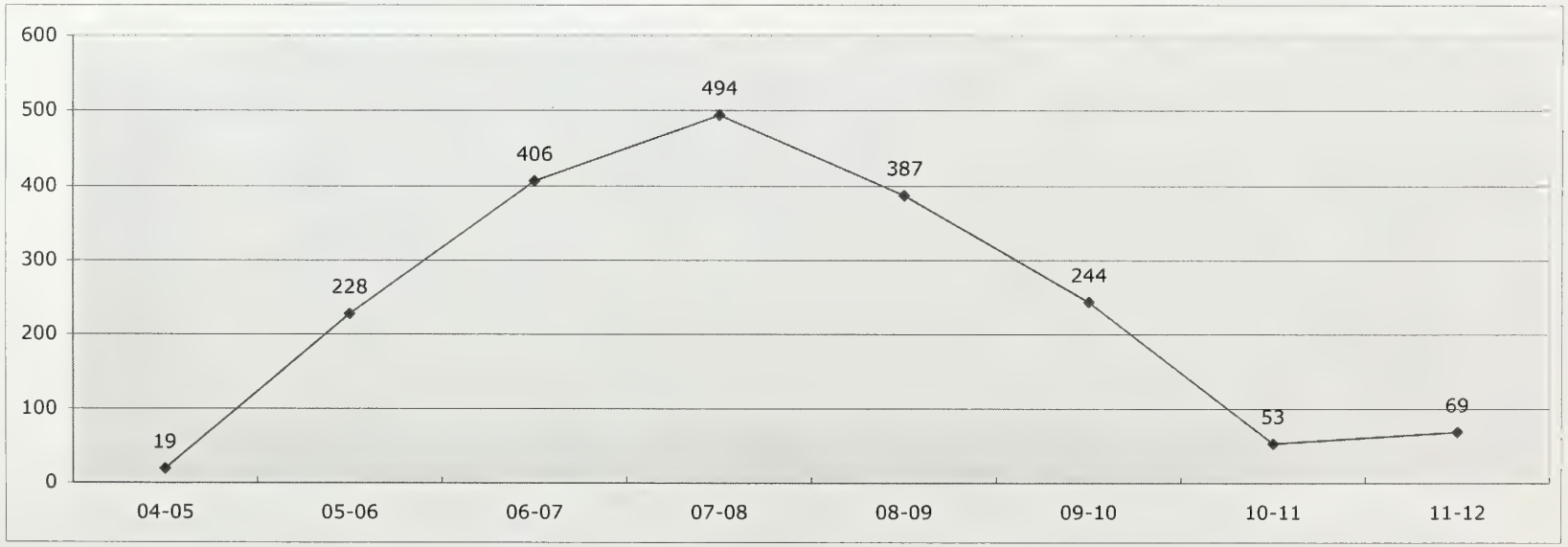


Table 16
Landlord Utility Passthrough • Yearly Trend

MONTH	FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	243	10	45	10	51	34	291	5	25	23	62	1	20
Aug.	0	0	11	229	11	66	40	284	72	466	4	11	1	2	1	3
Sept.	0	0	10	338	7	99	45	341	53	204	63	536	0	0	3	28
Oct.	0	0	8	84	65	924	20	116	9	42	18	130	3	3	2	14
Nov.	0	0	23	241	42	445	37	292	22	213	10	32	1	1	1	18
Dec.	0	0	35	934	107	1,352	140	1,807	124	1,038	130	1,761	15	41	50	358
Jan.	2	30	6	35	14	108	10	66	7	20	3	3	0	0	0	0
Feb.	2	23	29	282	33	313	23	227	19	93	5	9	3	19	2	73
March	1	3	9	174	42	666	64	1,027	18	1,158	2	2	2	341	2	216
April	4	30	14	506	19	152	33	241	10	24	3	4	5	26	4	9
May	4	76	16	197	36	312	14	69	10	35	1	17	0	0	1	1
June	6	316	65	1,483	20	221	58	1,144	9	29	0	0	0	0	2	3
TOTALS	19	478	228	4,746	406	4,703	494	5,665	387	3,613	244	2,530	53	495	69	743

Utility passthrough petitions were required beginning November 2004, and Include UPT worksheets beginning January 2009



Rent Board Annual Report

Fiscal Year 2012 - 2013

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2013. Overall, the number of petitions filed with the Board increased by 17% from 1,389 in FY11-12 to 1,522 in FY12-13. Excluding utility passthrough petitions, the total number of petitions filed in FY12-13 increased to 1,416, the highest number of petitions since FY01-02. Total landlord petitions increased 37% from 449 in FY11-12 to 616 in FY 12-13. Capital Improvement Petitions increased by 33% from 214 in FY11-12 to 285 FY12-13. Total Landlord and Tenant Appeals increased by 17% from 109 in FY11-12 to 128 in FY12-13.

Total eviction notices filed with the Board increased by 36% from 1,421 to 1,934, while the number of tenant reports of alleged wrongful eviction decreased by 13% from 570 to 497. The number of units withdrawn from the rental market under the Ellis Act increased from 121 to 192 units.

Highlights of some of the tables are as follows (percentages as compared to last year):

+84%	Operating and Maintenance Petitions
+40%	Landlord Alternative Dispute Resolution (ADR)
+37%	Total Landlord Petitions
+36%	Eviction Notices
+33%	Capital Improvement Petitions
+18%	Tenant Appeals
+17%	Landlord Appeals
+16%	Principal Place of Residence Petitions (1.21)
-4%	Total Tenant Petitions
-13%	Reports of Alleged Wrongful Eviction
-38%	Tenant Alternative Dispute Resolution (ADR)

Our services last year also included the following:

- 30,143 calls handled by the counseling staff [+10%]
- 10,614 front counter visitors were served [+ 7.4%]
- 14,701,212 web pages were visited [+10.5%]
- 14,104 calls made to our 24-hour automated Info to Go information line [- 34%]

This report can also be obtained on our website at www.sfrb.org under "Statistics."

October 1, 2013

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Rent Board Monthly Statistical Summary • FY 2012-2013

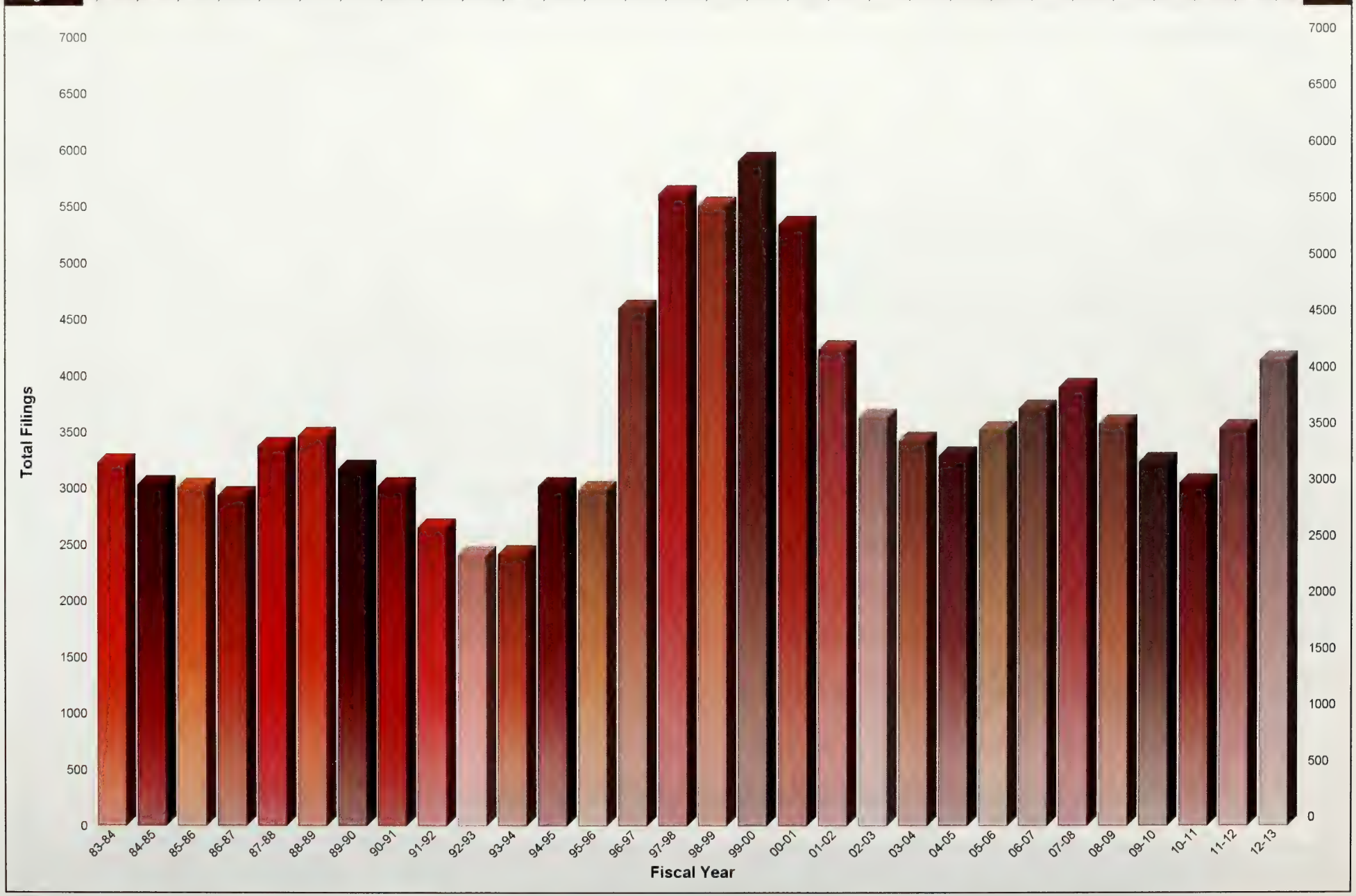
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
Tenant Petitions	Pet	48	80	73	82	53	62	59	64	55	81	65	51	773
Tenant Summary Petitions	Pet	1	3	2	2	2	4	3	5	6	4	4	6	42
Subtenant Petitions	Pet	2	7	4	9	5	3	1	6	5	8	8	3	61
Tenant ADR Requests	Pet	0	3	4	1	3	3	3	0	2	6	4	1	30
TOTAL TENANT PETITIONS		**51**	**93**	**83**	**94**	**63**	**72**	**66**	**75**	**68**	**99**	**81**	**61**	**906**
Capital Improvement Petitions	Pet	14	32	17	25	22	23	16	40	20	22	23	31	285
	Units	102	230	54	120	73	202	95	414	86	76	104	191	1,747
Operating & Maintenance Petitions	Pet	3	3	1	3	8	2	3	0	8	2	5	8	46
	Units	18	20	21	19	56	8	28	0	48	4	17	74	313
Comparable Rent Petitions	Pet	2	1	0	1	0	0	3	0	1	3	0	0	11
	Units	2	1	0	0	0	0	3	0	2	3	0	0	11
Costa-Hawkins Petitions	Pet	2	5	2	8	3	1	3	1	4	4	5	7	45
	Units	2	5	2	8	3	1	3	1	4	4	5	7	45
1.21 Tenant In Occupancy Petitions	Pet	7	6	1	5	3	4	3	2	5	3	2	3	44
	Units	7	6	1	5	3	4	3	2	5	3	2	3	44
Utility Passthrough Petitions	Pet	0	1	0	0	14	6	0	0	0	0	0	0	21
	Units	0	3	0	0	76	36	0	0	0	0	0	0	115
Utility Passthrough Worksheets	Pet	0	11	0	2	29	42	0	6	1	1	2	1	95
	Units	0	123	0	12	164	753	0	14	2	18	5	1	1,092
Extension of Time Petitions	Pet	1	1	1	0	3	0	1	0	1	0	2	1	11
	Units	1	1	2	0	5	0	19	0	1	0	3	27	59
Landlord "Other" Petitions	Pet	0	2	1	0	0	1	1	1	2	1	4	10	23
	Units	0	3	1	0	0	1	1	1	2	1	5	15	30
Landlord ADR Requests	Pet	3	2	4	2	5	2	4	4	0	2	2	5	35
	Units	1	0	0	0	3	0	0	0	0	2	0	0	6
TOTAL LANDLORD PETITIONS		**32**	**64**	**27**	**46**	**87**	**81**	**34**	**54**	**42**	**38**	**45**	**66**	**616**
TOTAL ALL PETITIONS		**83**	**157**	**110**	**140**	**150**	**153**	**100**	**129**	**110**	**137**	**126**	**127**	**1,522**
Landlord Appeals	App	5	1	5	0	6	4	7	5	6	4	6	6	55
	Units	5	1	5	0	6	4	7	5	6	4	23	11	77
Tenant Appeals	App	10	3	17	6	4	2	5	4	8	4	7	3	73
TOTAL APPEALS		**15**	**4**	**22**	**6**	**10**	**6**	**12**	**9**	**14**	**8**	**13**	**9**	**128**
Ellis Eviction Filings (Landlord)	Pet	5	3	9	2	5	5	4	6	1	6	9	2	57
	Units	11	10	23	4	11	15	18	24	6	30	34	6	192
Wrongful Eviction Reports (Tenant)	Rpt	49	50	47	36	32	28	40	45	37	34	64	35	497
Eviction Notices	Notices	136	379	139	113	116	102	168	138	149	161	184	149	1,934
GRAND TOTAL		**288**	**593**	**327**	**297**	**313**	**294**	**324**	**327**	**311**	**346**	**396**	**322**	**4,138**

Rent Board 10-Year Statistical Summary • Total Filings (Detail)

	Fiscal Year	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Tenant Petitions	Pet	614	579	656	621	625	720	648	676	791	773
Tenant Summary Petitions	Pet	60	42	40	64	45	51	30	31	34	42
Subtenant Petitions	Pet	10	14	11	3	1	1	12	18	67	61
Tenant ADR Requests	Pet	52	31	34	18	31	24	30	32	48	30
TOTAL TENANT PETITIONS		**736**	**666**	**741**	**706**	**702**	**796**	**720**	**757**	**940**	**906**
Capital Improvement Petitions	Pet	198	166	164	187	196	199	134	145	214	285
	Units	1,691	908	707	1,043	1,025	1,650	629	852	1,421	1,747
Operating & Maintenance Petitions	Pet	68	31	24	32	34	27	12	20	25	46
	Units	1,791	119	177	228	168	197	131	113	171	313
Comparable Rent Petitions	Pet	11	4	6	6	3	7	10	11	10	11
	Units	11	4	6	6	3	7	10	11	13	12
Costa-Hawkins Petitions	Pet	19	25	43	31	42	35	23	37	40	45
	Units	19	25	43	31	42	35	23	38	40	45
1.21 Tenant In Occupancy Petitions	Pet	35	43	65	57	29	30	18	19	38	44
	Units	35	43	65	57	32	30	18	19	38	44
Utility Passthrough Petitions	Pet	0	19	228	406	494	341	76	8	34	21
	Units	0	478	4,746	4,703	5,665	2,642	1,891	372	255	115
Utility Passthrough Worksheets	Pet	0	0	0	0	0	46	171	46	48	95
	Units	0	0	0	0	0	971	651	126	475	1,092
Extension of Time Petitions	Pet	11	15	18	6	11	6	6	7	7	11
	Units	39	21	33	14	23	17	13	9	26	59
Landlord "Other" Petitions	Pet	10	6	6	11	11	9	9	11	8	23
	Units	40	12	35	11	95	11	11	11	10	30
Landlord ADR Requests	Pet	20	21	18	16	19	22	33	29	25	35
	Units	20	21	18	16	19	22	33	29	25	42
TOTAL LANDLORD PETITIONS		**372**	**330**	**572**	**752**	**839**	**722**	**492**	**333**	**449**	**616**
TOTAL ALL PETITIONS		**1,108**	**996**	**1,313**	**1,458**	**1,541**	**1,518**	**1,212**	**1,090**	**1,389**	**1,522**
Landlord Appeals	App	75	72	45	44	55	67	43	49	47	55
	Units	107	784	81	375	241	141	44	55	47	77
Tenant Appeals	App	126	179	80	175	78	153	126	66	62	73
TOTAL APPEALS		**201**	**251**	**125**	**219**	**133**	**220**	**169**	**115**	**109**	**128**
Ellis Eviction Filings (Landlord)	Pet	107	131	100	89	92	36	34	24	42	57
	Units	352	480	454	330	393	165	108	72	121	192
Wrongful Eviction Reports (Tenant)	Rpt	408	357	445	466	531	488	452	491	570	497
Eviction Notices	Notice	1,599	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421	1,934
GRAND TOTAL		**3,423**	**3,289**	**3,519**	**3,707**	**3,897**	**3,577**	**3,239**	**3,048**	**3,531**	**4,138**

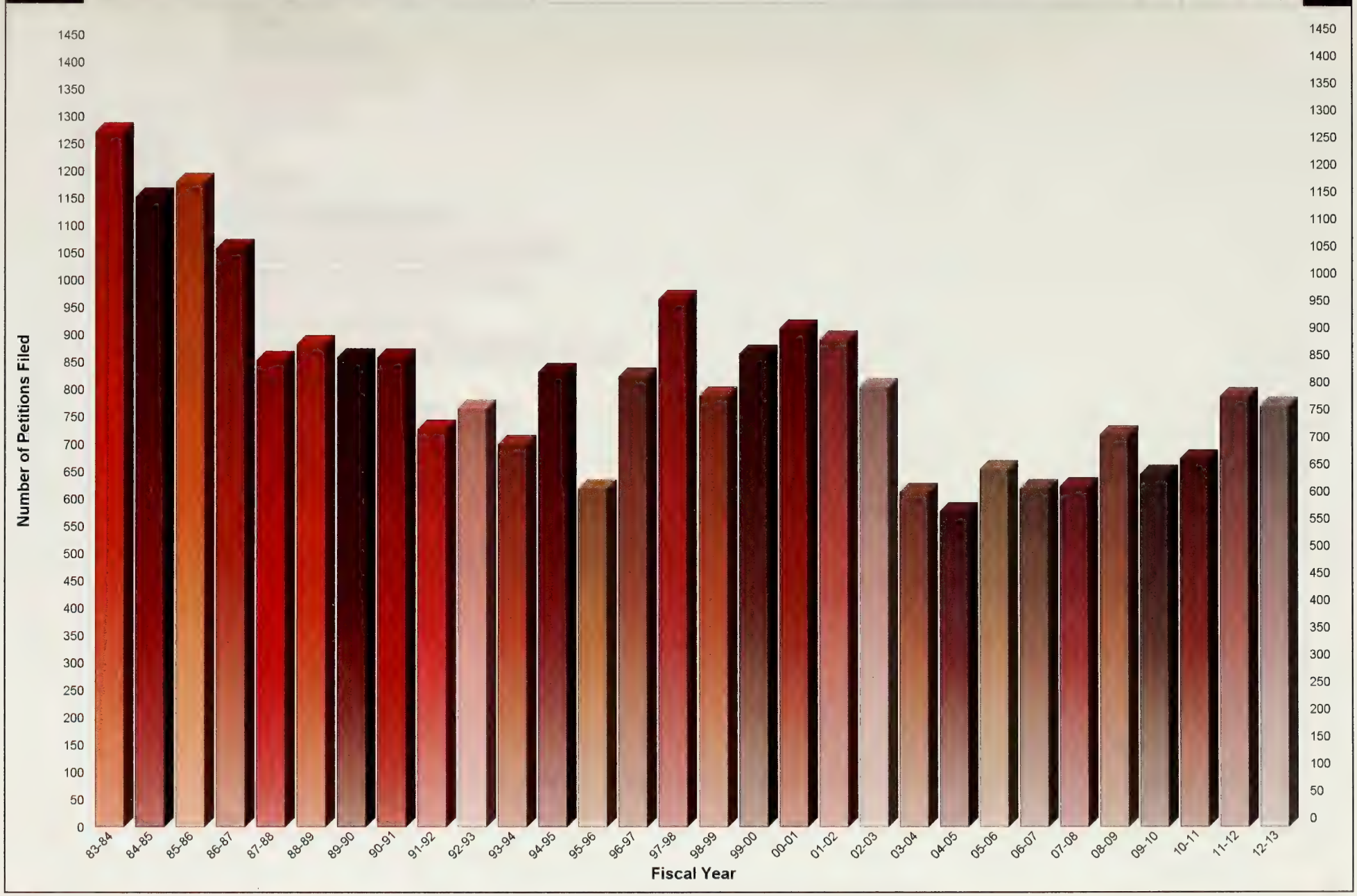
Rent Board 30-Year Statistical Summary • Total Filings (Overview)

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Filings	3,230	3,036	3,018	2,942	3,377	3,467	3,171	3,020	2,657	2,409	2,421	3,019	2,987	4,596	5,605	5,507	5,900	5,334	4,234	3,629	3,423	3,289	3,519	3,707	3,897	3,577	3,239	3,048	3,531	4,138

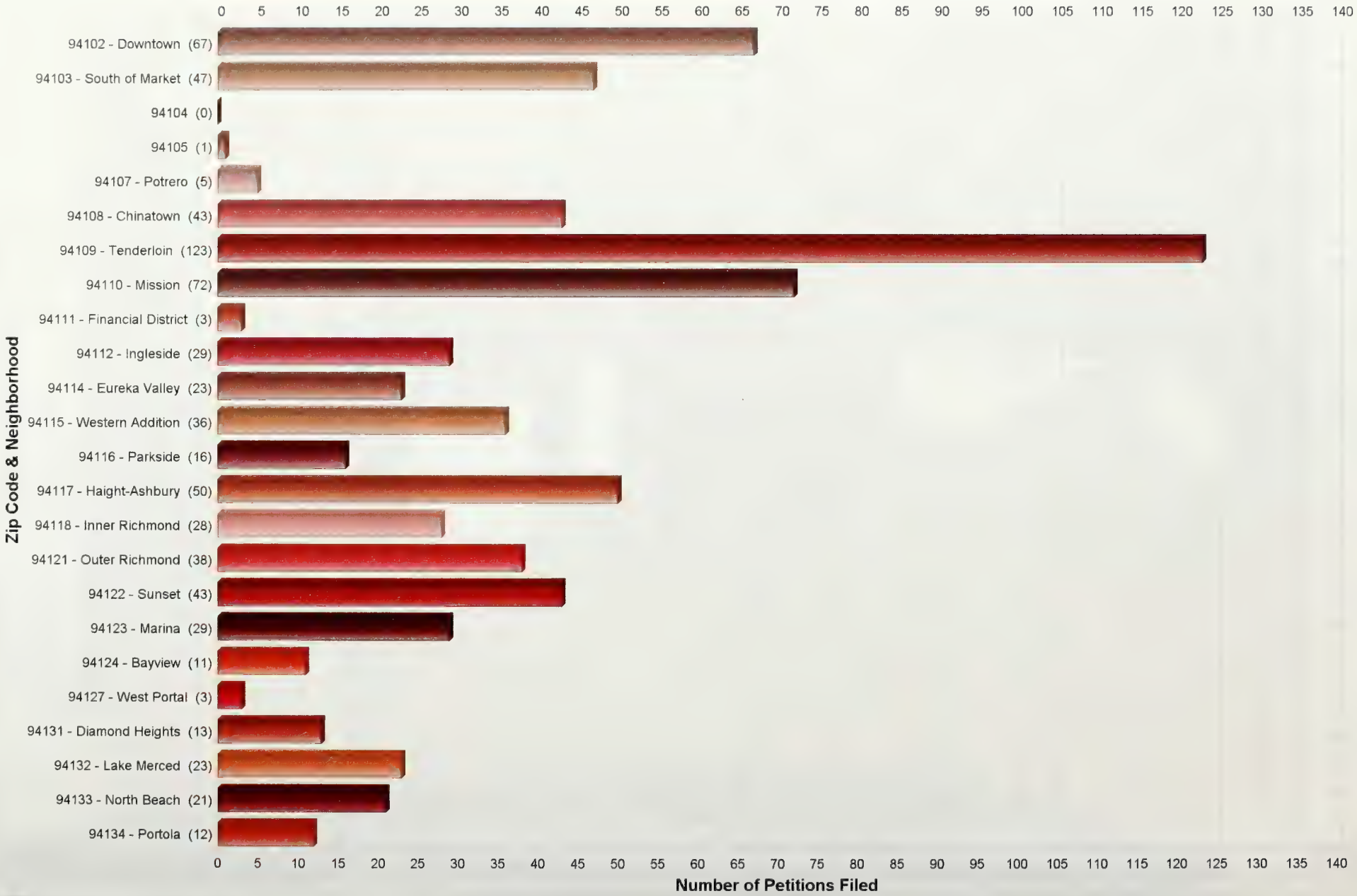


Tenant Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	1,273	1,153	1,181	1,059	854	884	859	859	729	766	701	833	620	825	967	791	867	913	894	806	614	579	656	621	625	720	648	676	791	773

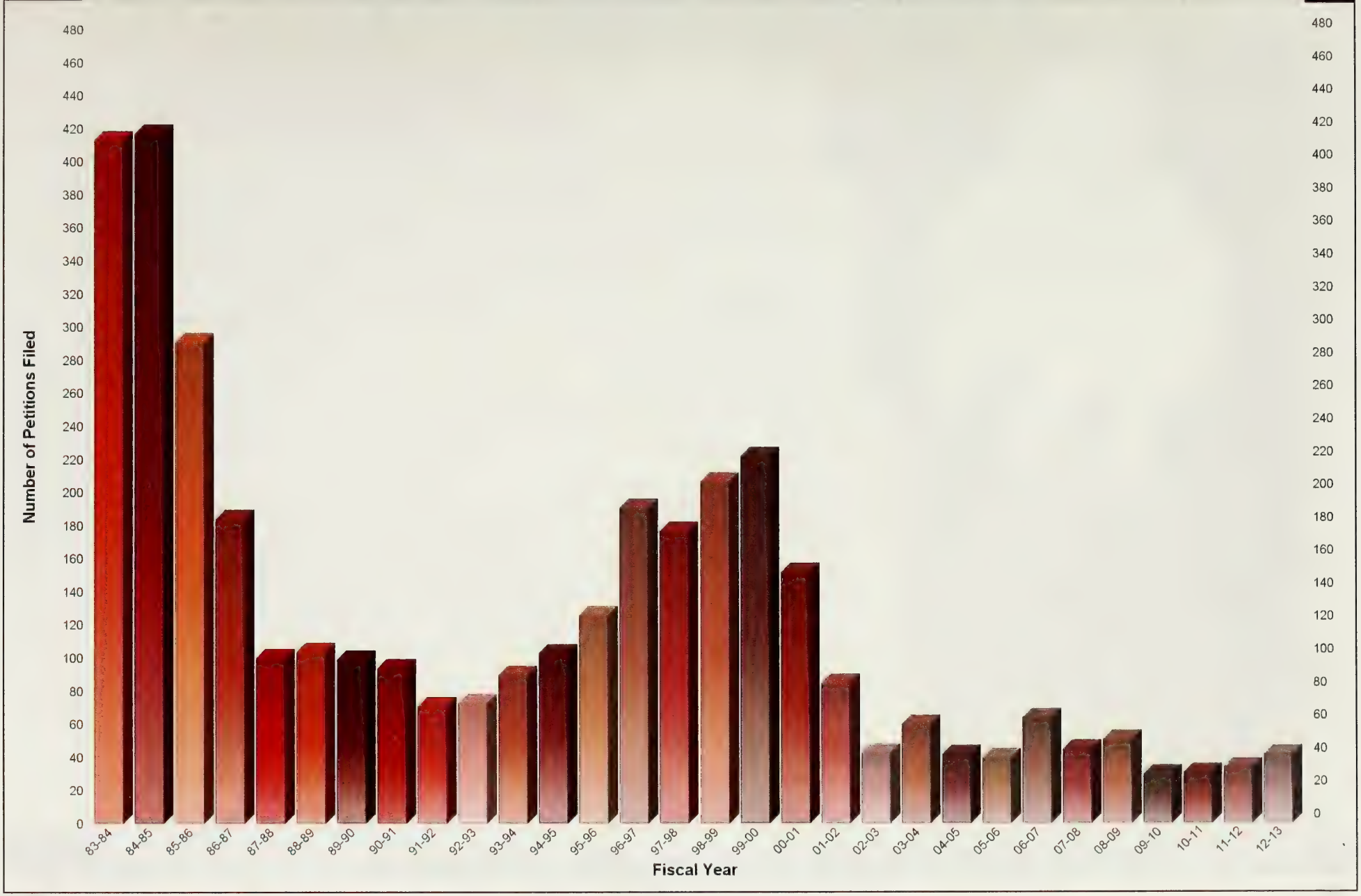


Tenant Petitions by Zip Code • Fiscal Year 2012-2013



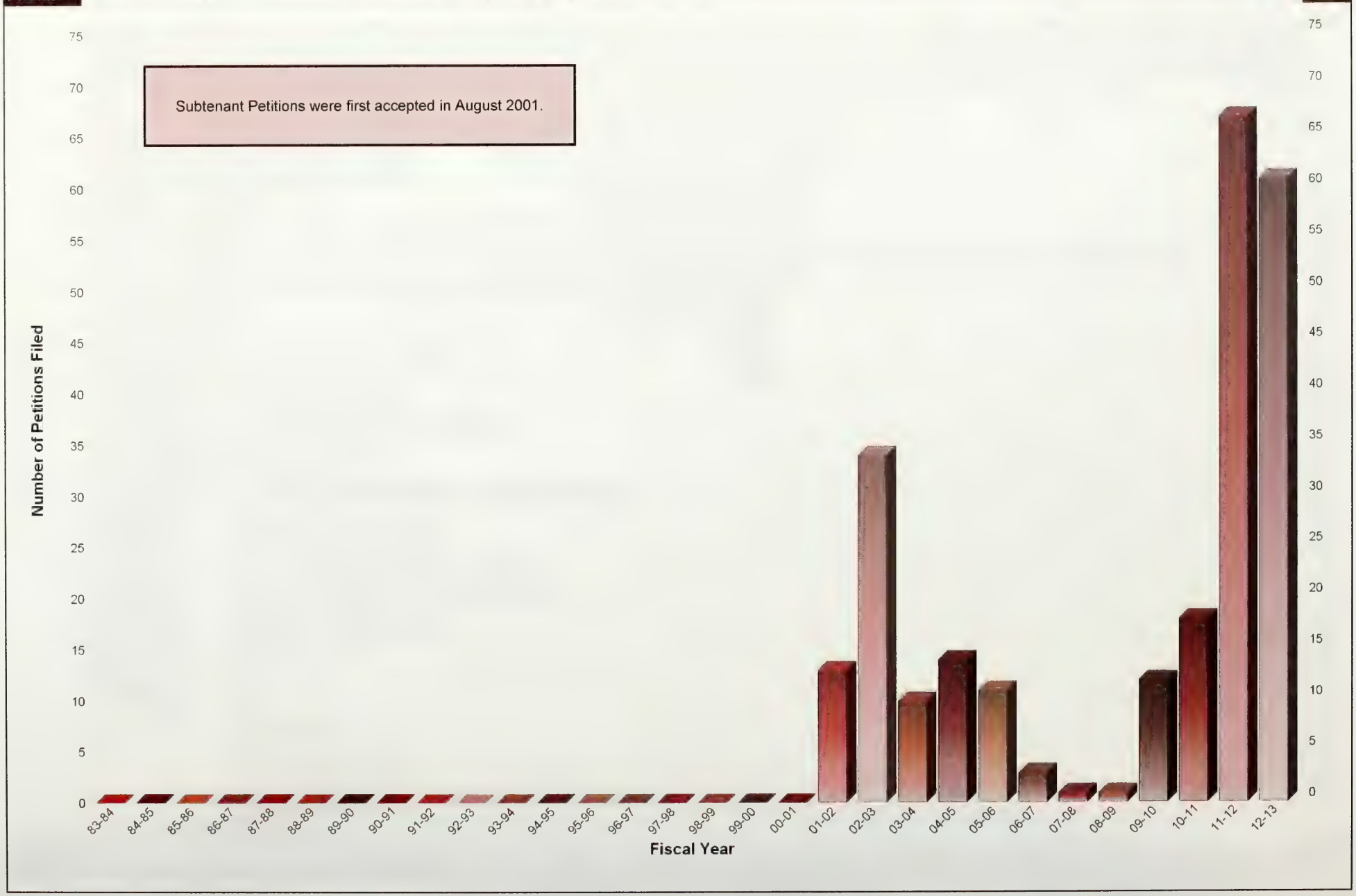
Tenant Summary Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	413	417	291	184	100	104	99	94	71	73	90	103	126	191	177	207	222	152	85	43	60	42	40	64	45	51	30	31	34	42



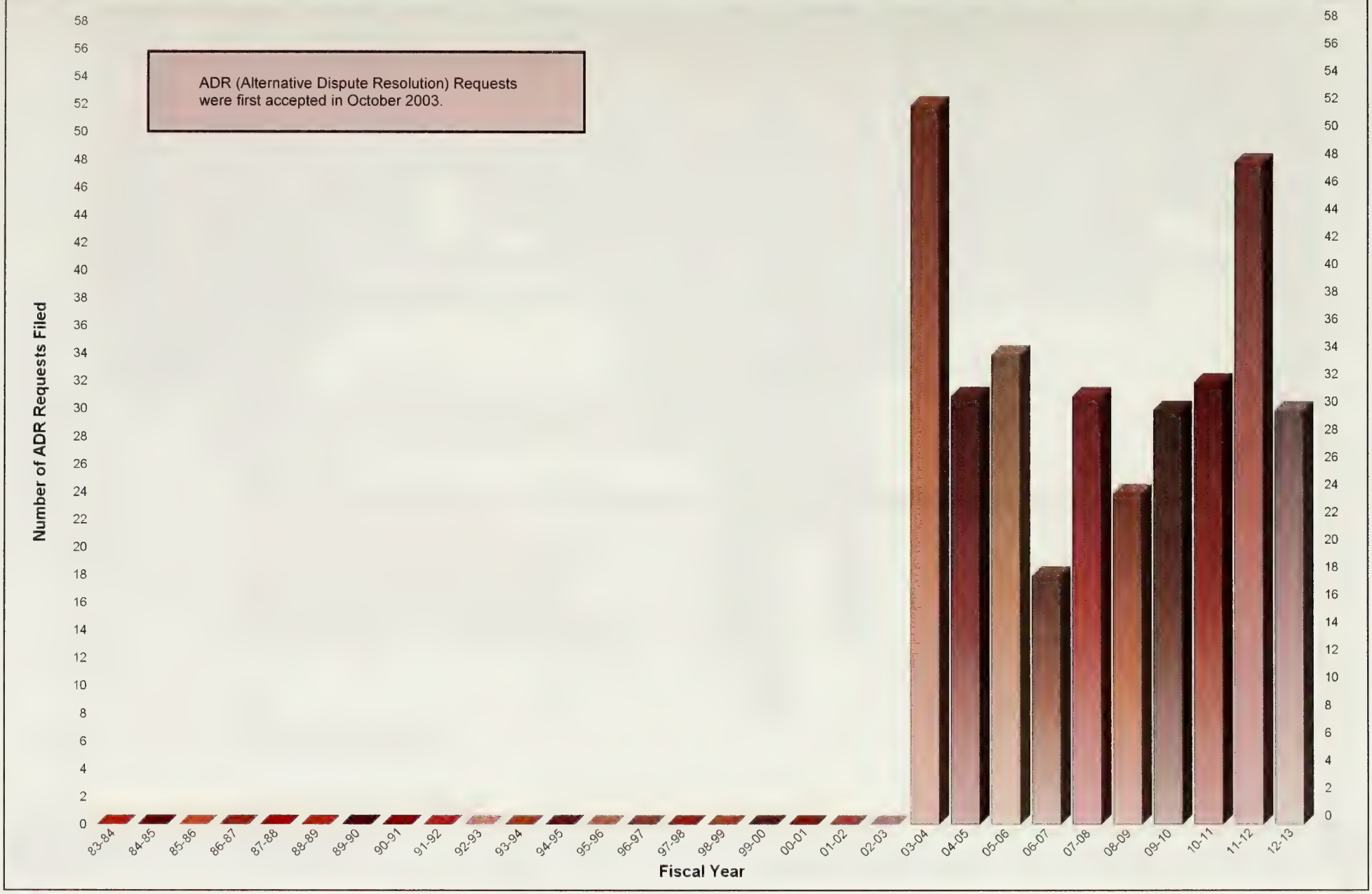
Subtenant Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	34	10	14	11	3	1	1	12	18	67	61



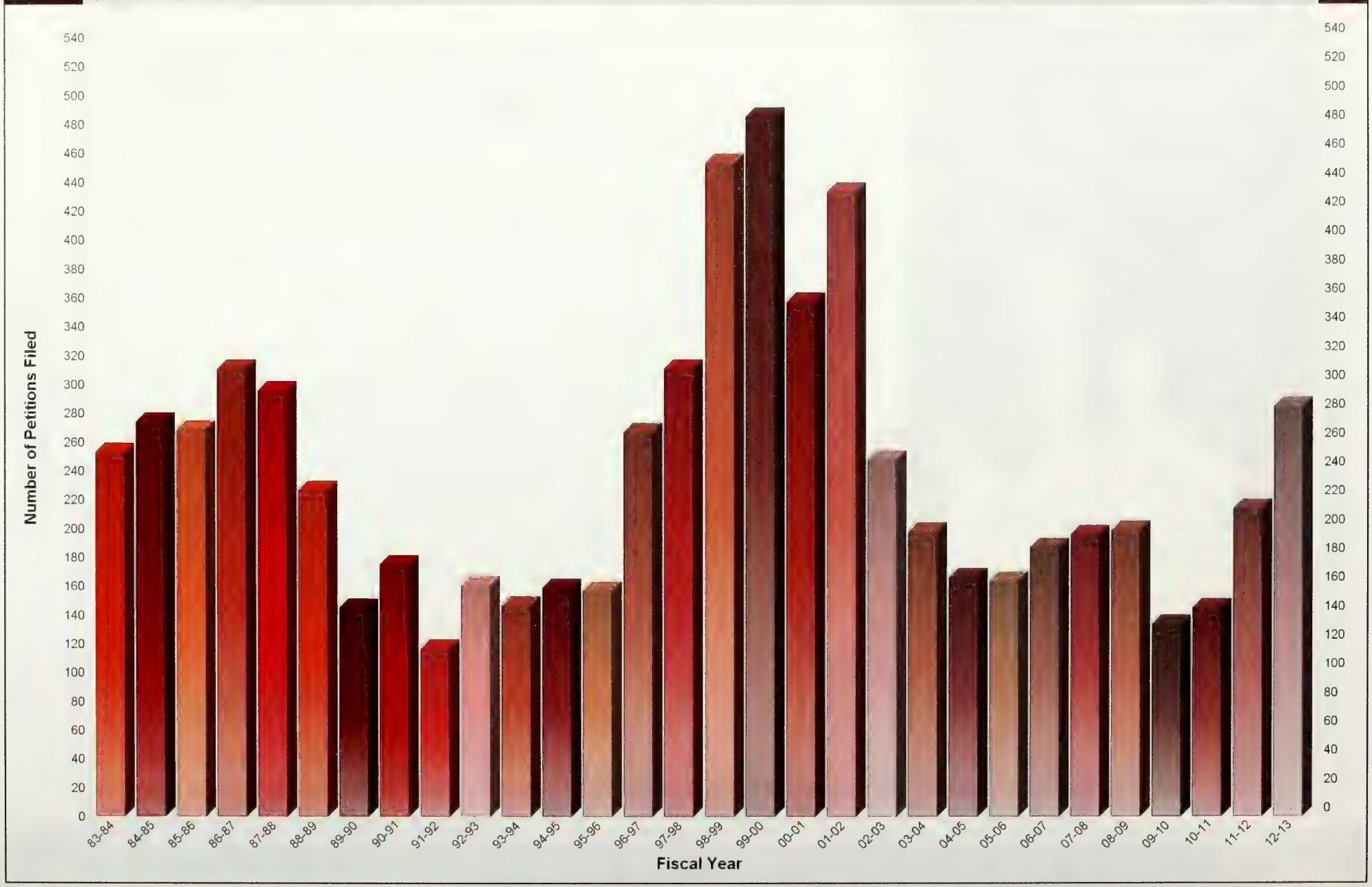
Tenant ADR Requests • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	31	34	18	31	24	30	32	48	30

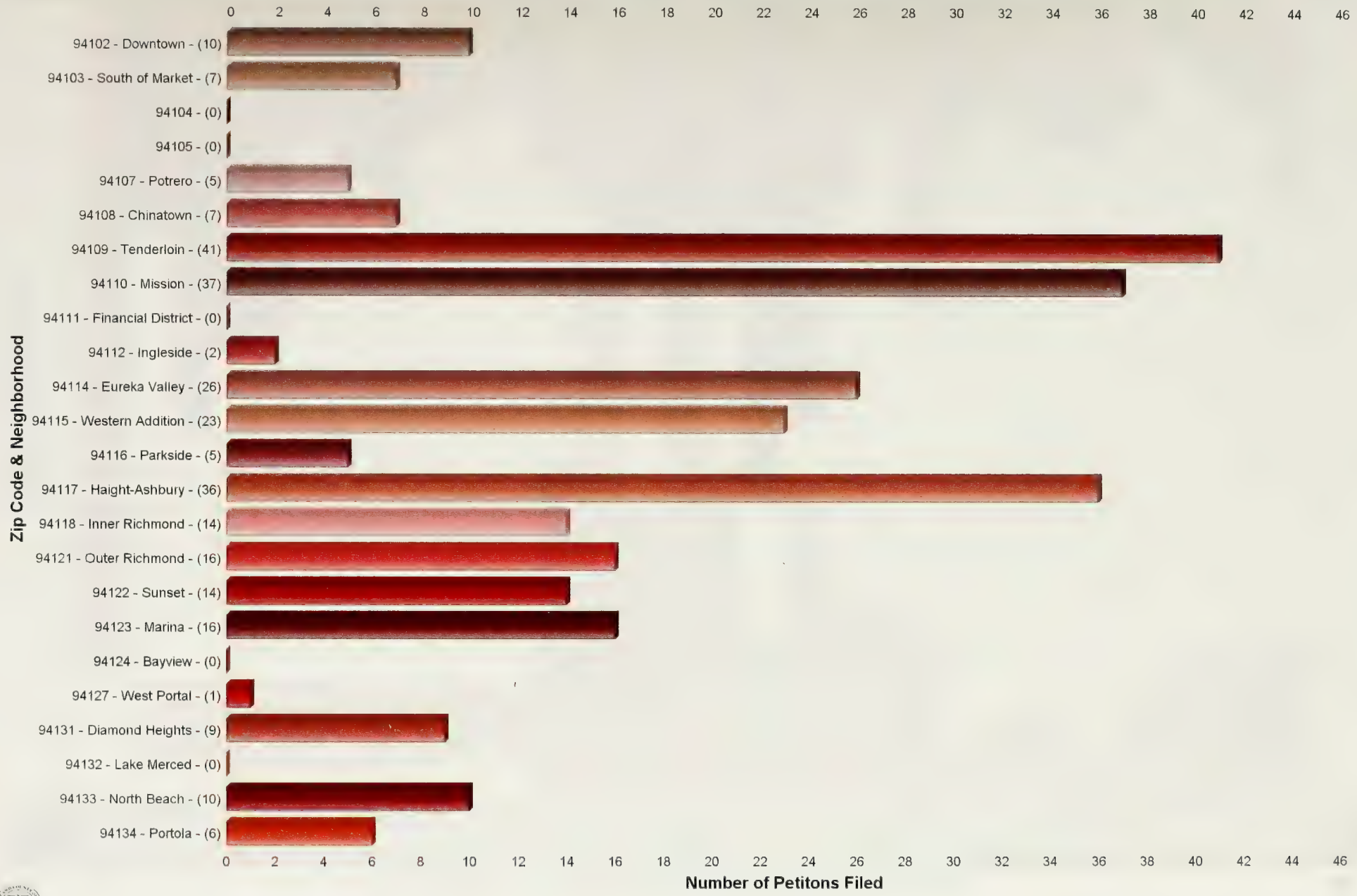


Landlord Capital Improvement Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	253	274	269	311	296	227	145	175	117	161	147	159	157	267	311	453	485	357	433	248	198	166	164	187	196	199	134	145	214	285
Units	2,529	2,720	2,746	2,906	2,626	1,945	753	1,900	915	1,315	3,341	1,172	988	1,509	1,473	3,392	3,845	3,184	4,592	1,543	1,691	908	707	1,043	1,025	1,650	629	852	1,421	1,747

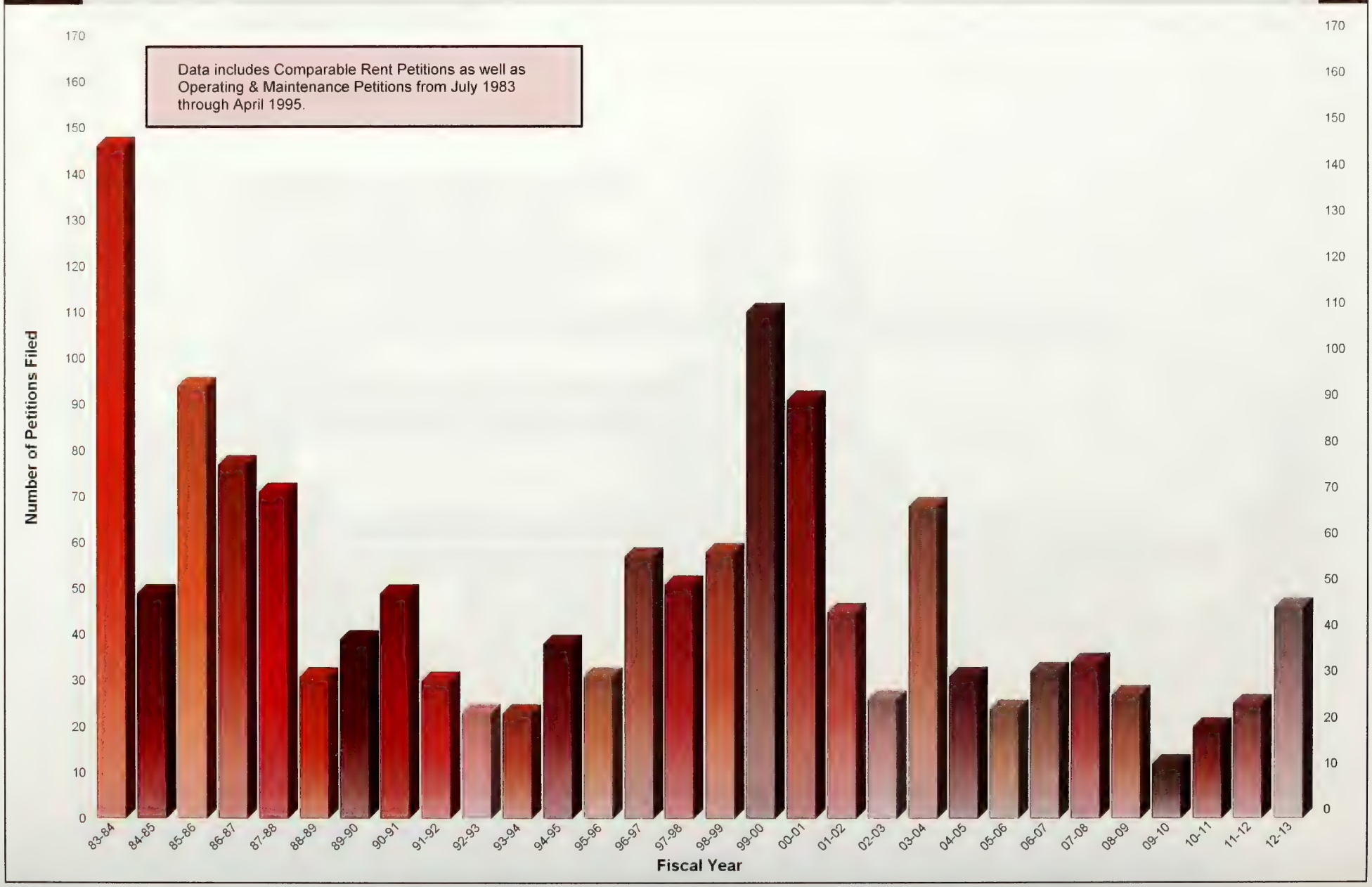


Landlord Capital Improvement Petitions by Zip Code • Fiscal Year 2012-2013



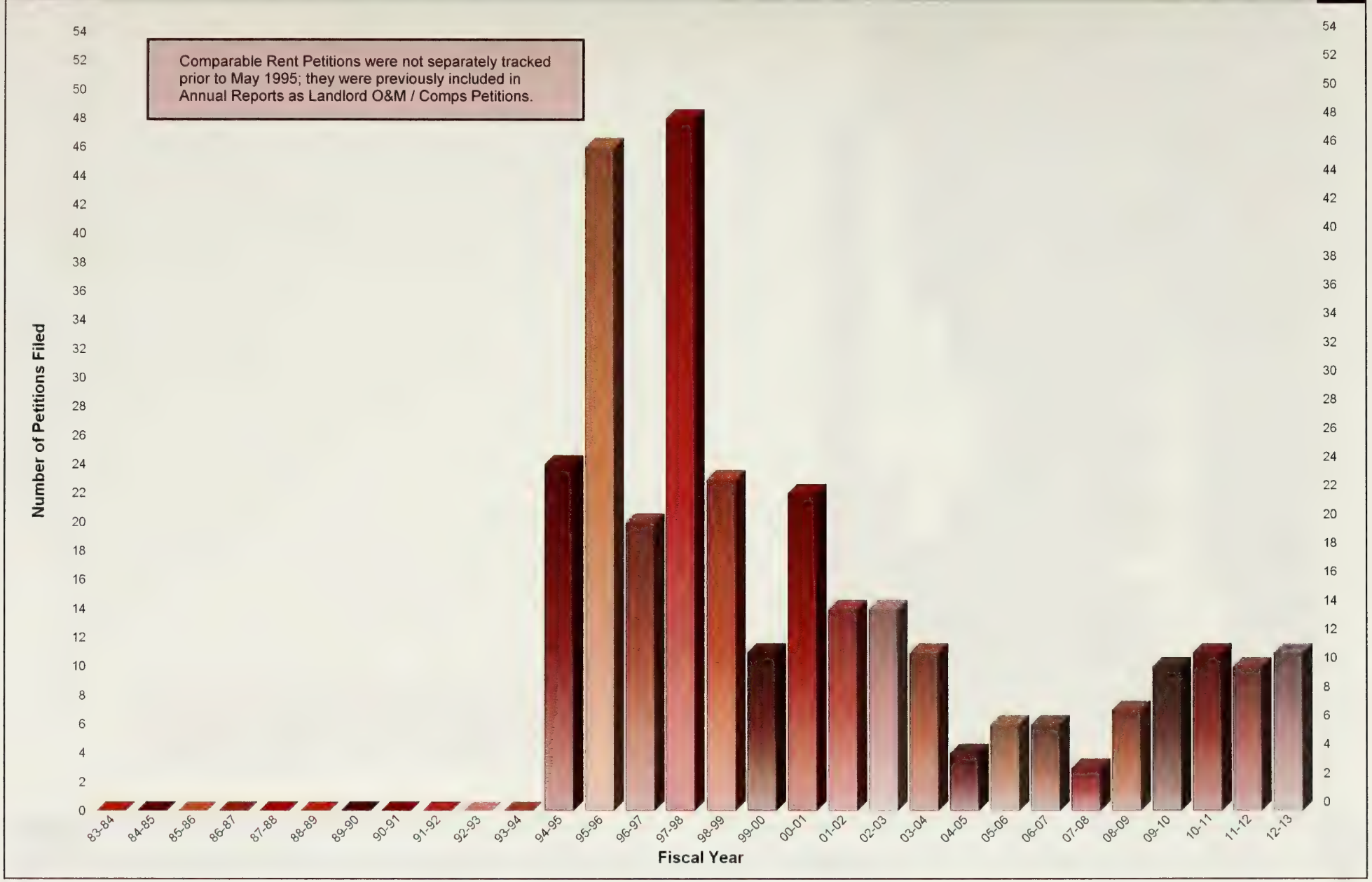
Landlord Operating & Maintenance Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	146	49	94	77	71	31	39	49	30	23	23	38	31	57	51	58	110	91	45	26	68	31	24	32	34	27	12	20	25	46
Units	747	352	804	889	530	153	182	286	133	152	55	125	145	341	189	333	3,439	3,160	233	198	1,791	119	177	228	168	197	131	113	171	313



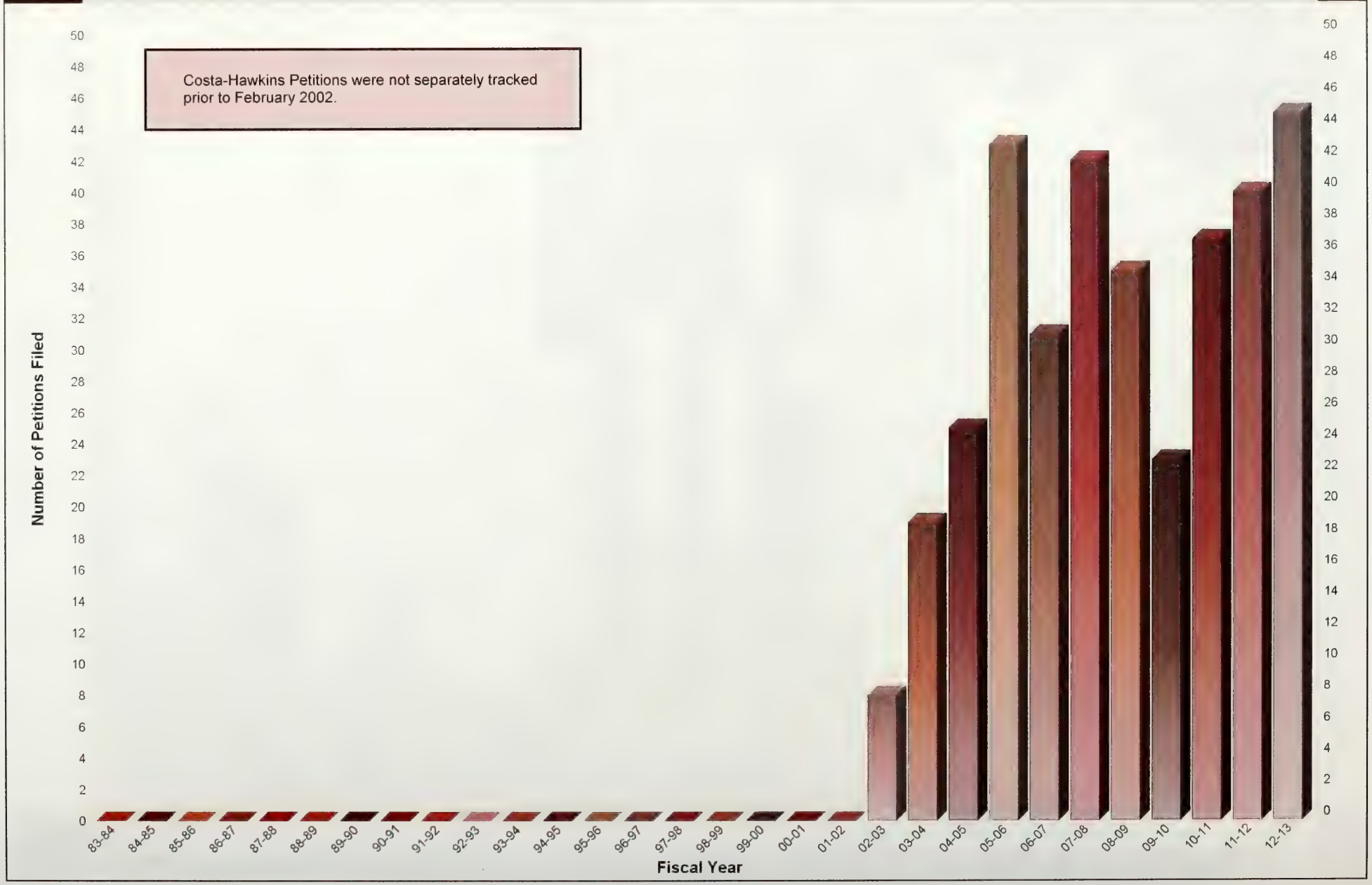
Landlord Comparable Rent Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	24	46	20	48	23	11	22	14	14	11	4	6	6	3	7	10	11	10	11
Units	0	0	0	0	0	0	0	0	0	0	0	35	53	26	74	27	20	24	15	19	11	4	6	6	3	7	10	11	13	12



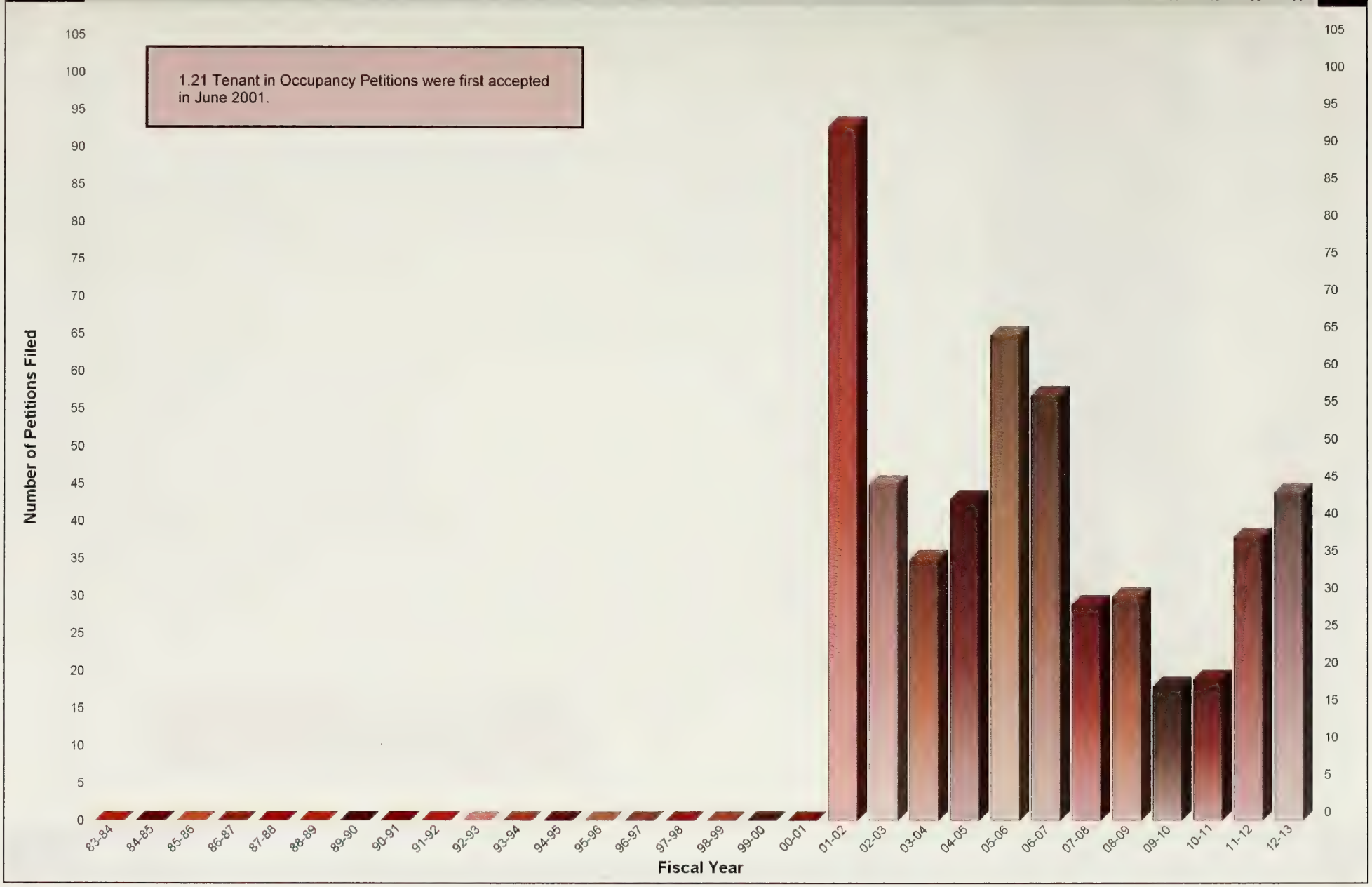
Landlord Costa-Hawkins Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	37	40	45
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	38	40	45



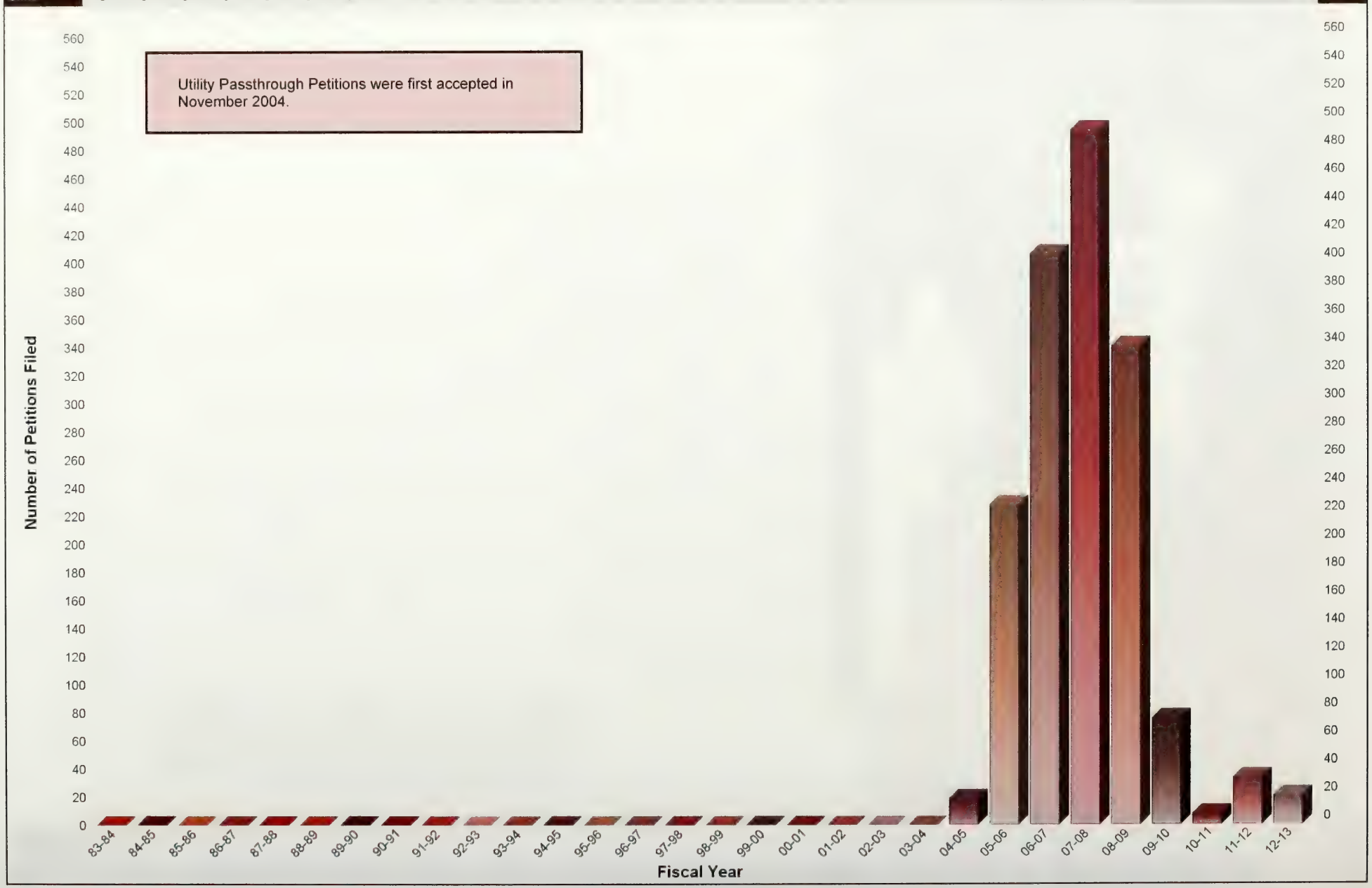
Landlord 1.21 Tenant in Occupancy Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	45	35	43	65	57	29	30	18	19	38	44
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	45	35	43	65	57	32	30	18	19	38	44



Landlord Utility Passthrough Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	228	406	494	341	76	8	34	21
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	478	4,746	4,703	5,665	2,642	1,891	372	255	115

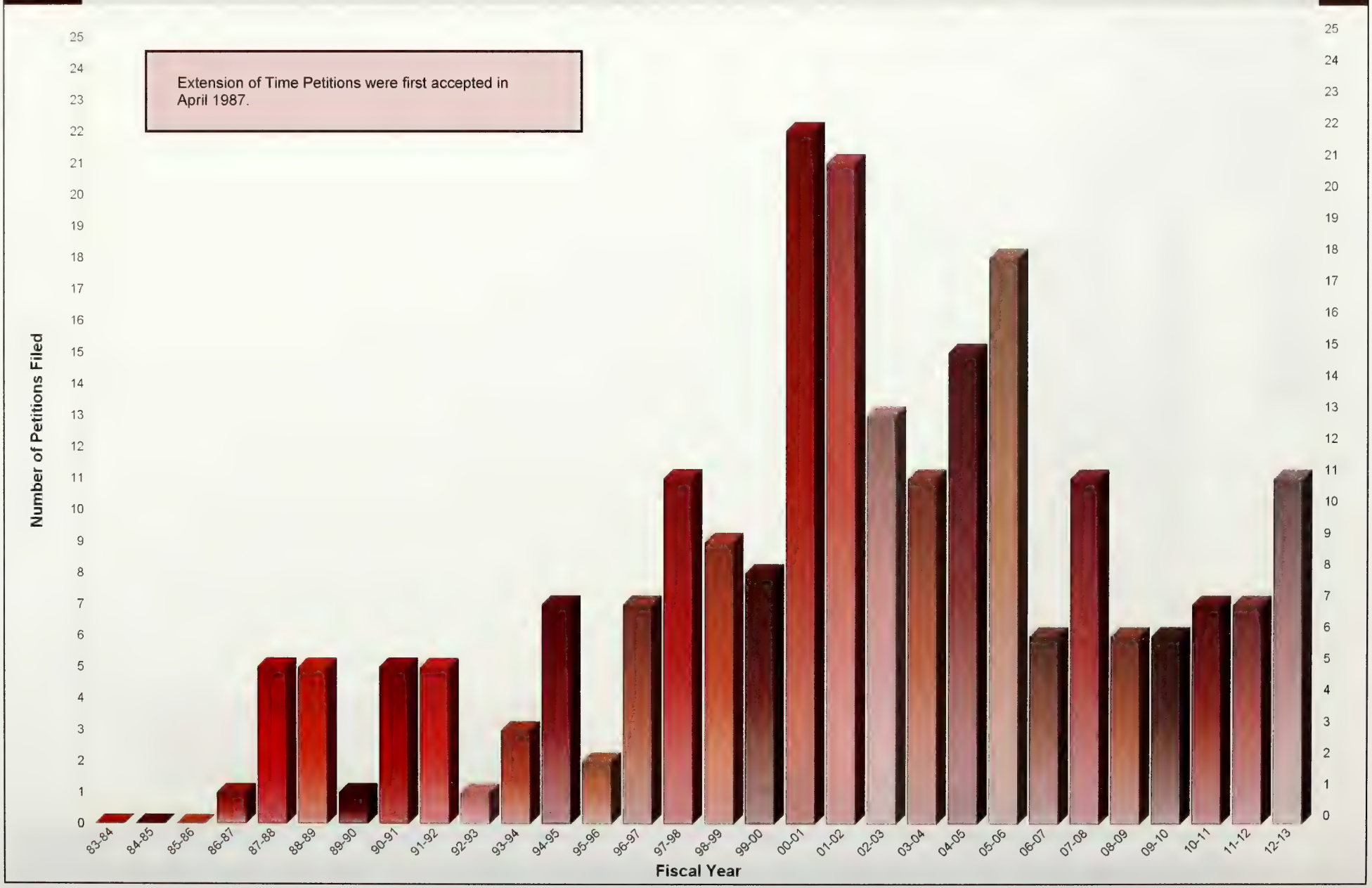


Landlord Utility Passthrough Worksheets • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	171	46	48	95
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	971	651	126	475	1,092

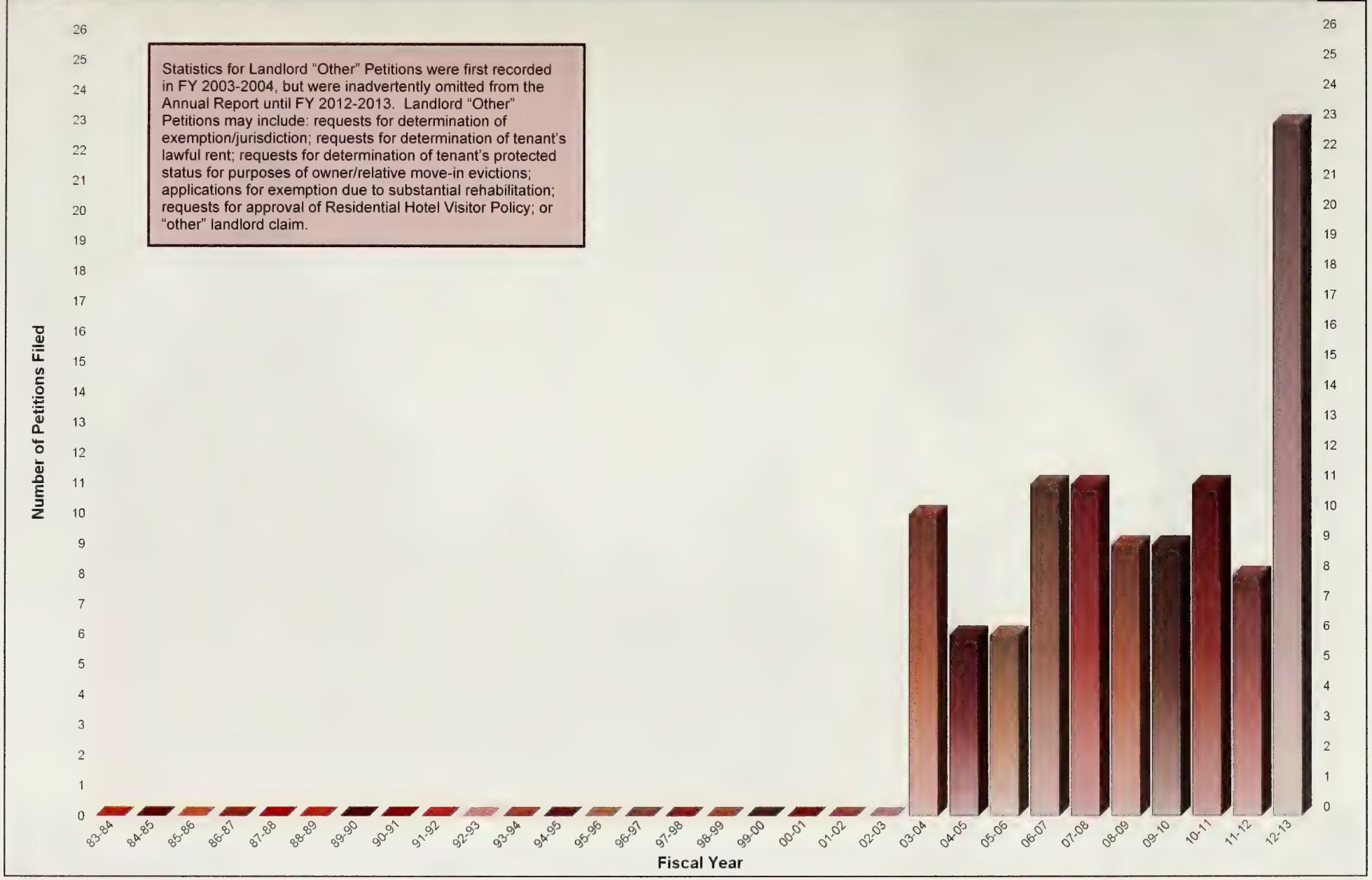
Landlord Extension Of Time Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	1	5	5	1	5	5	1	3	7	2	7	11	9	8	22	21	13	11	15	18	6	11	6	6	7	7	11
Units	0	0	0	1	25	53	1	14	5	1	7	67	2	16	19	20	21	43	32	16	39	21	33	14	23	17	13	9	26	59



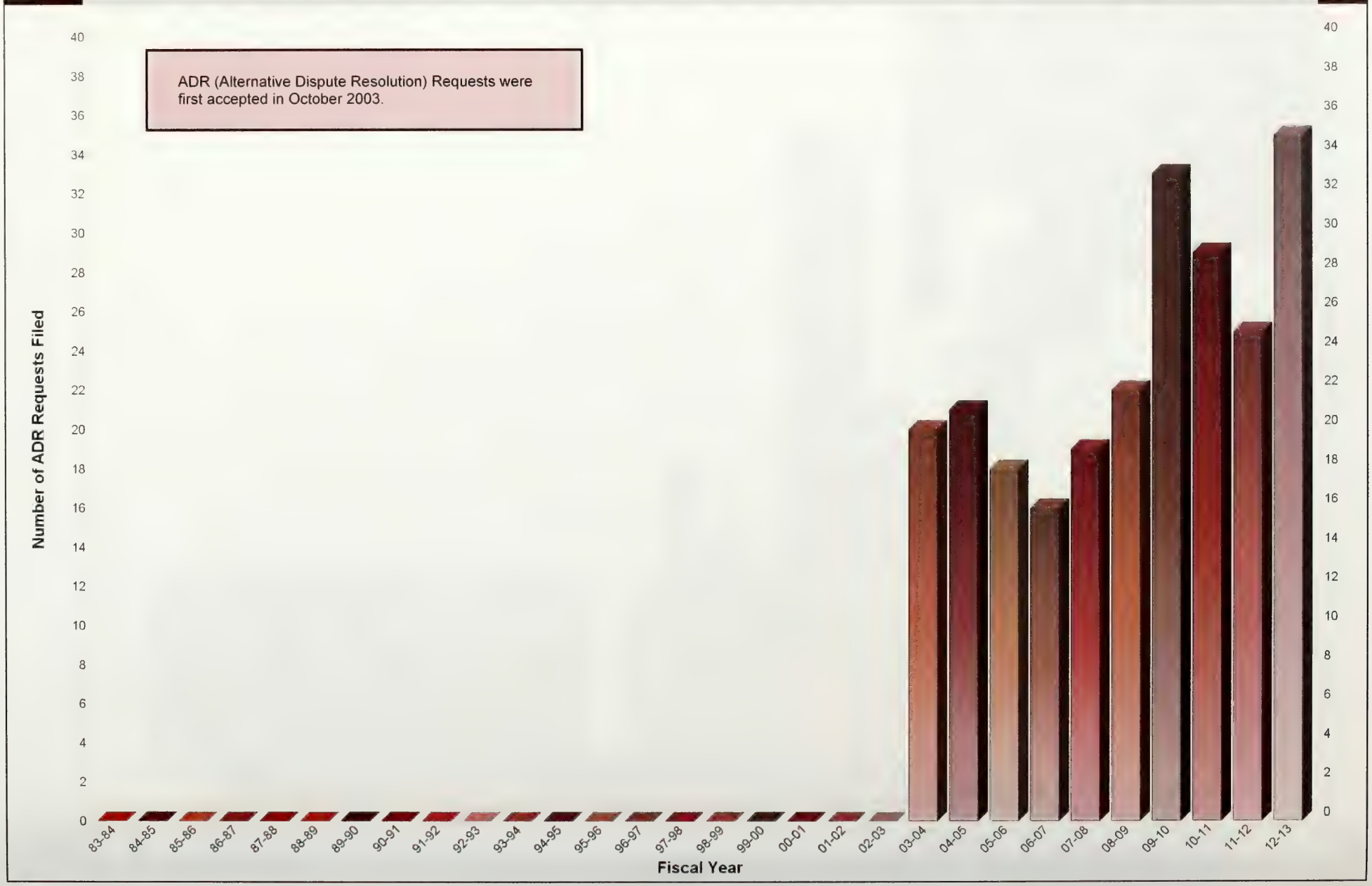
Landlord "Other" Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	6	6	11	11	9	9	11	8	23
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	12	35	11	95	11	11	11	10	30



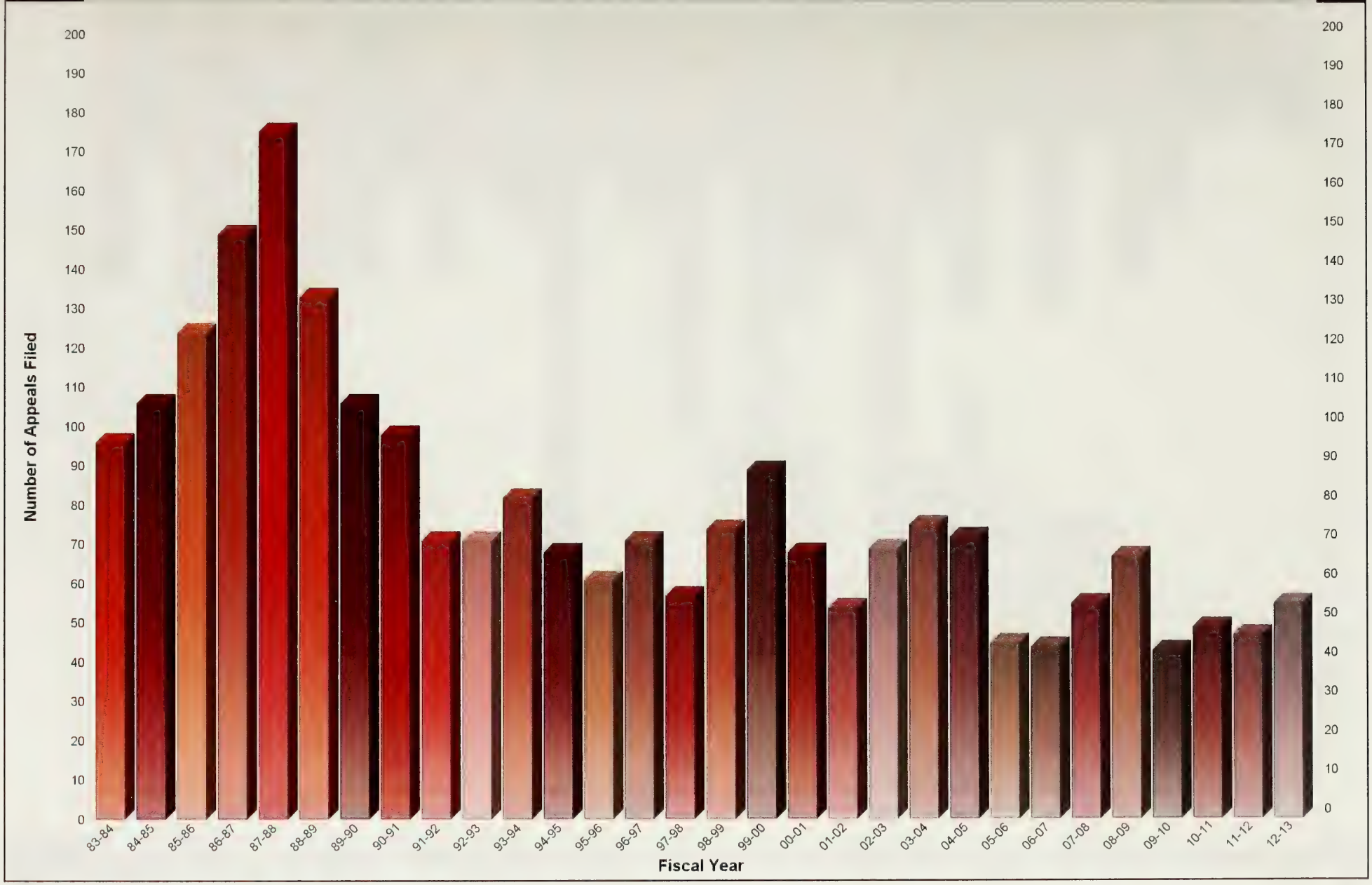
Landlord ADR Petitions • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	35
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	42



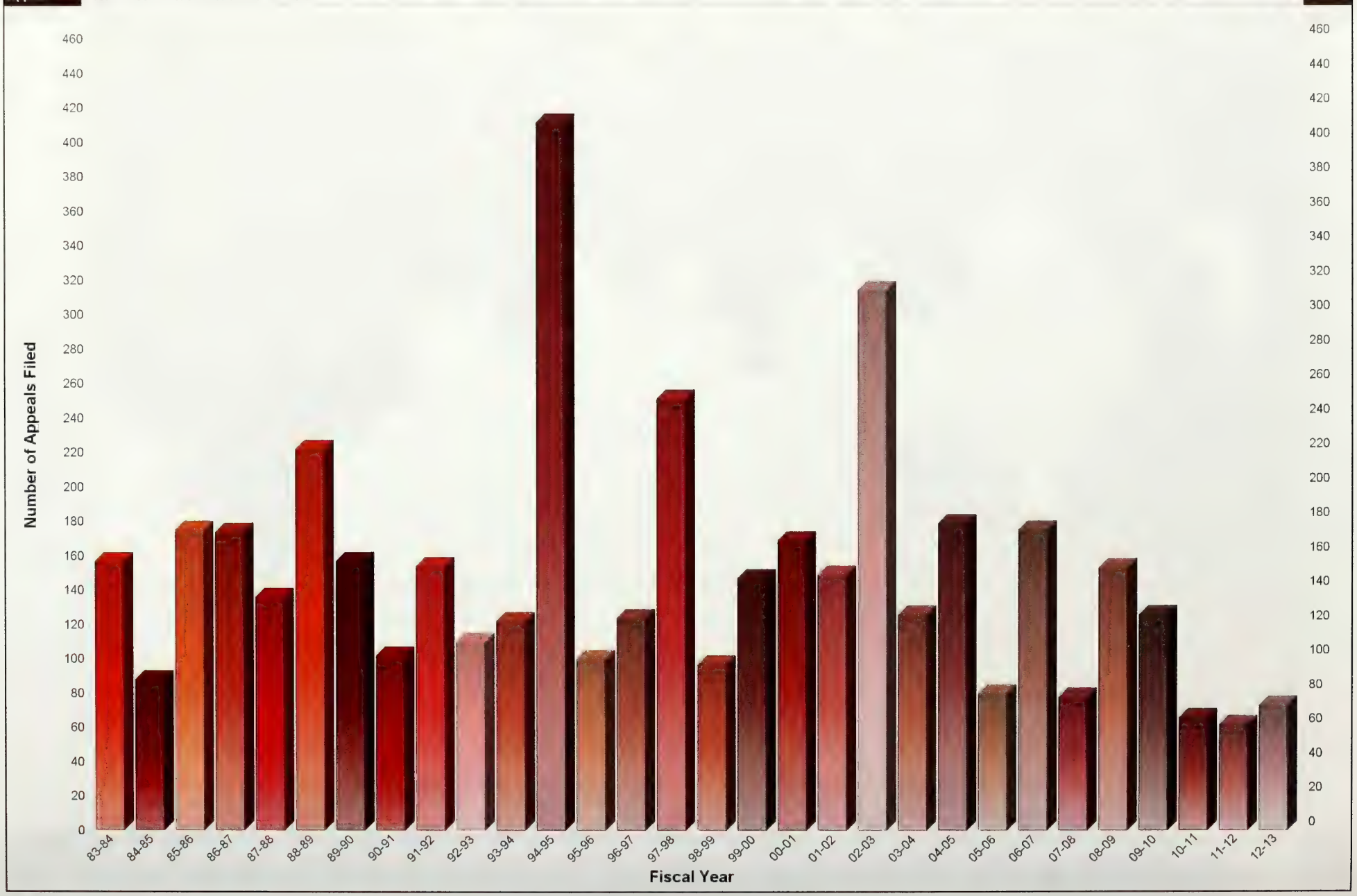
Landlord Appeals • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Appeals	96	106	124	149	175	133	106	98	71	71	82	68	61	71	57	74	89	68	54	69	75	72	45	44	55	67	43	49	47	55
Units	288	710	455	442	694	263	237	164	121	121	313	147	109	191	148	133	144	232	82	234	107	784	81	375	241	141	44	55	47	77



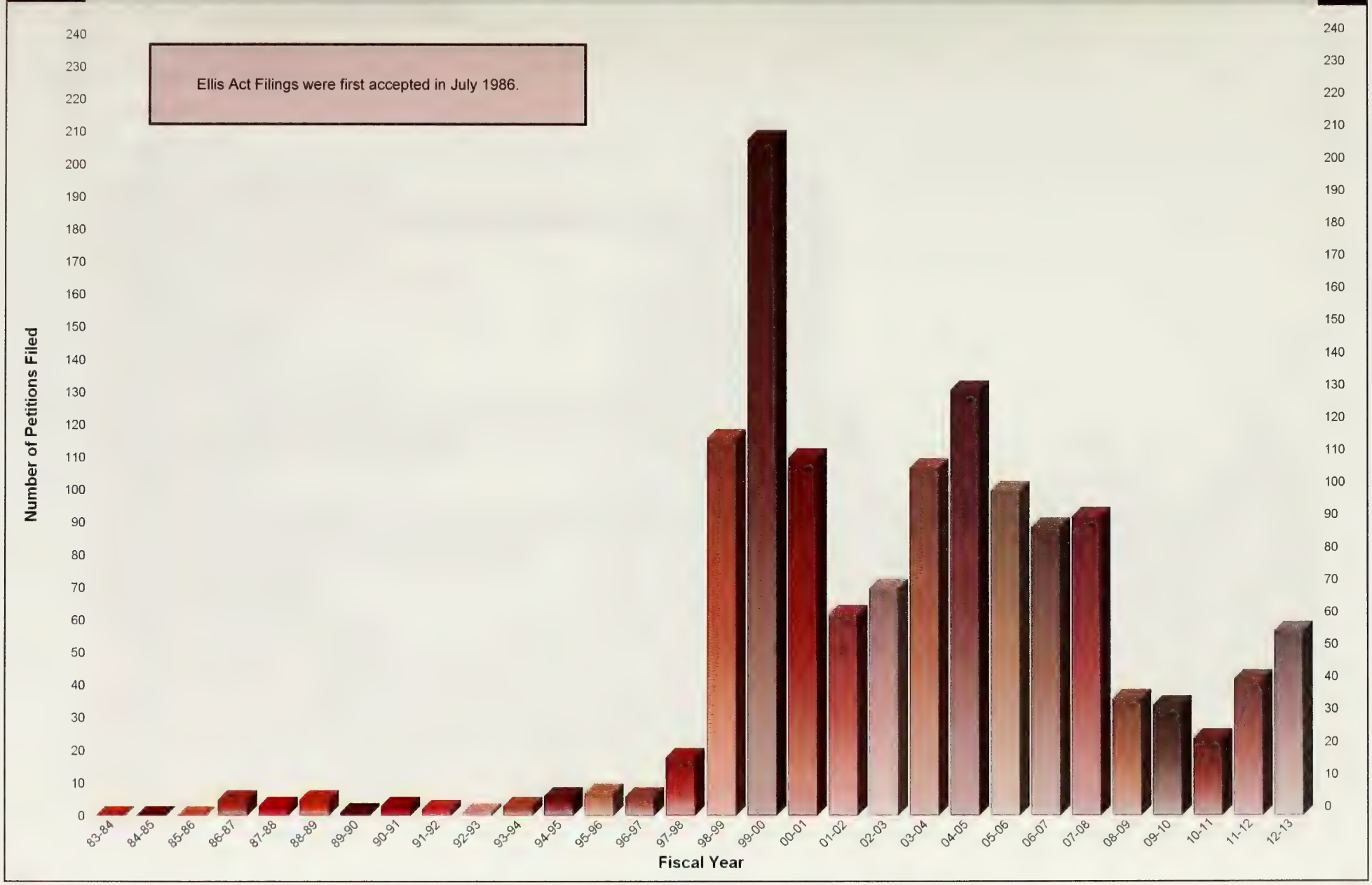
Tenant Appeals • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Appeals	157	88	175	174	136	222	157	102	154	110	122	411	100	124	251	97	147	169	149	314	126	179	80	175	78	153	126	66	62	73

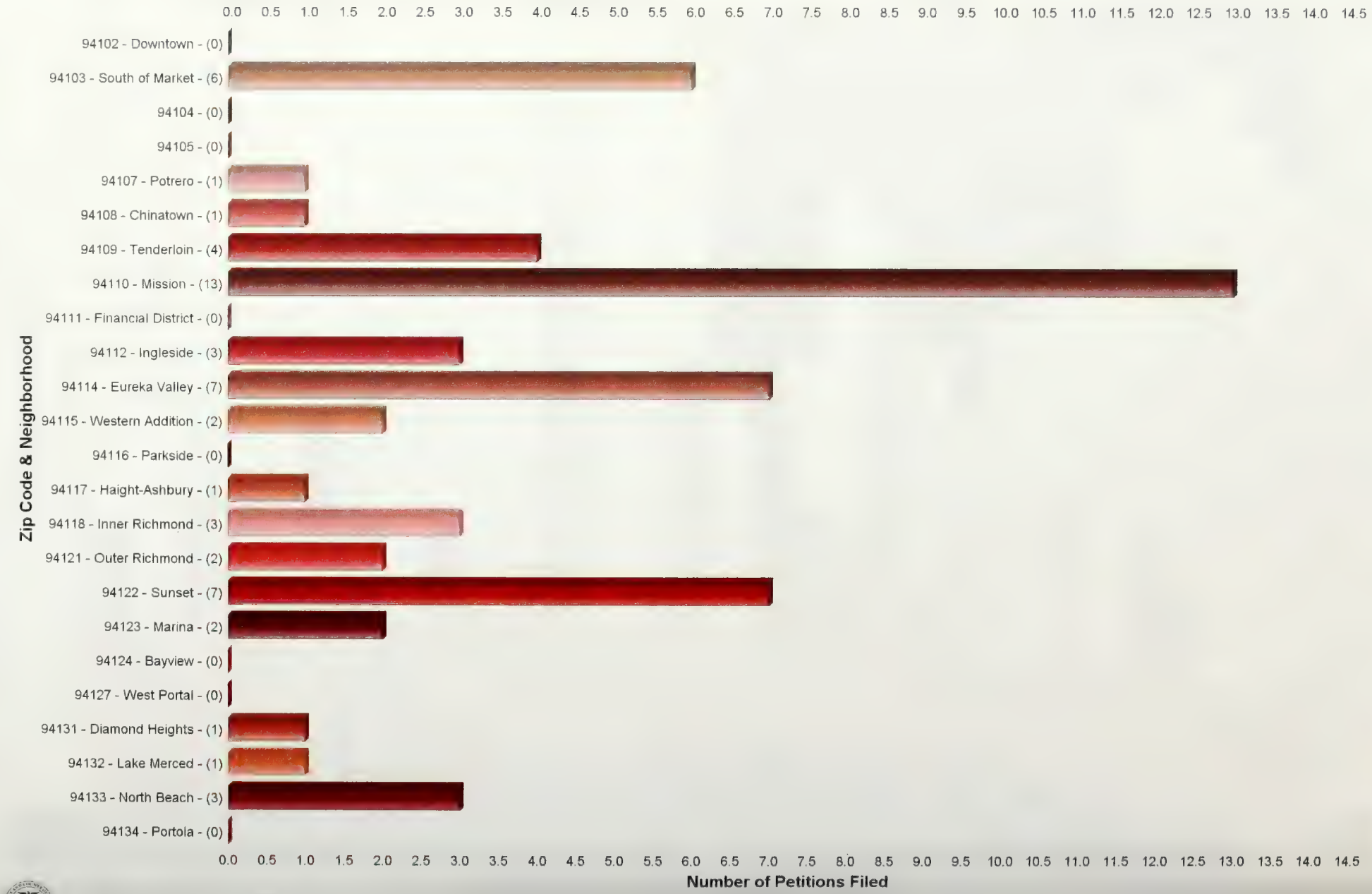


Landlord Ellis Act Filings • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Petitions	0	0	0	5	3	5	1	3	2	1	3	6	7	6	18	116	208	110	62	70	107	131	100	89	92	36	34	24	42	57
Units	0	0	0	5	6	93	1	25	10	1	20	85	27	10	61	291	879	281	188	233	352	480	454	330	393	165	108	72	121	192

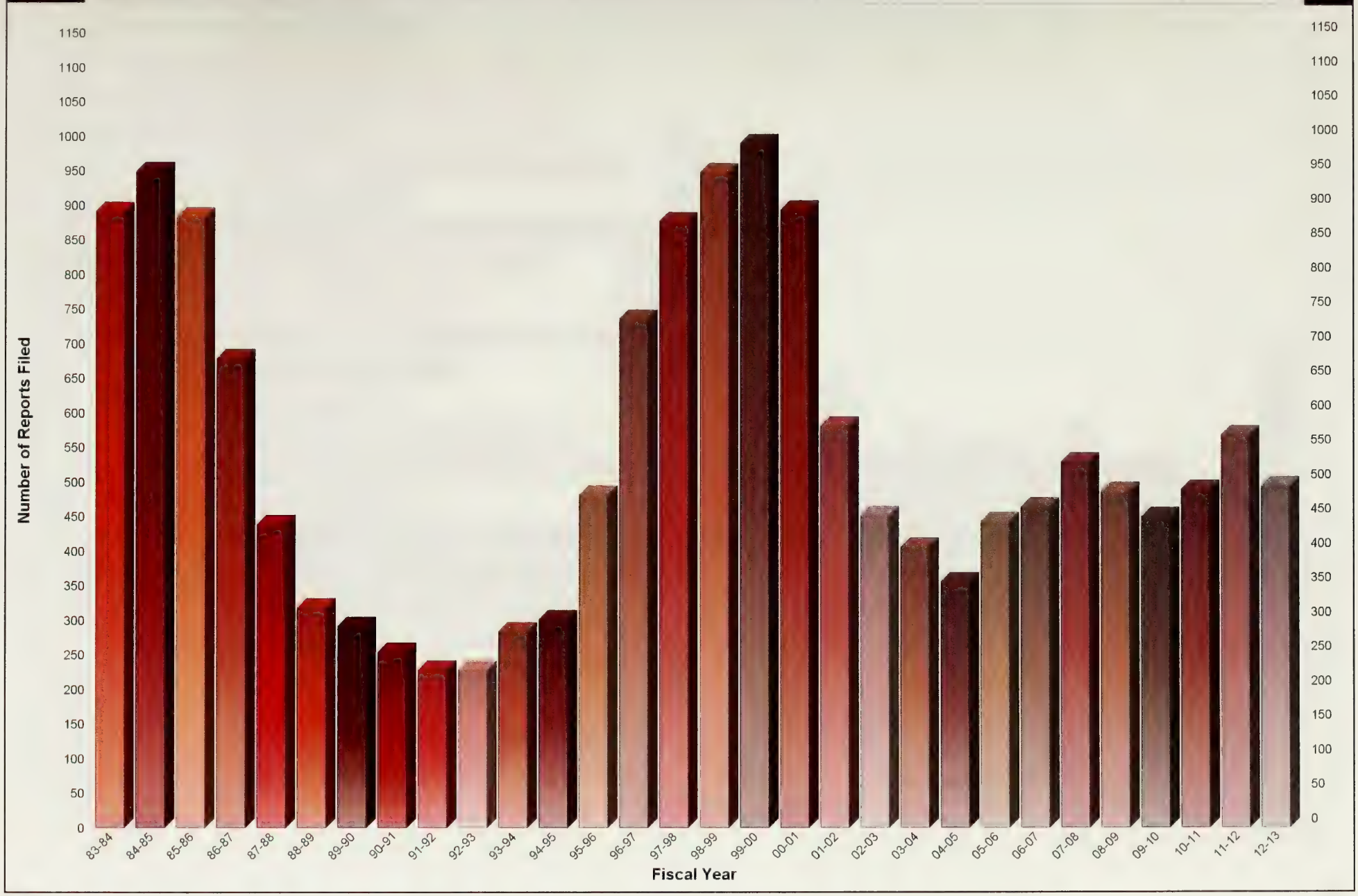


Landlord Ellis Act Filings by Zip Code • Fiscal Year 2012-2013



Tenant Wrongful Eviction Reports • 30-Year Trend

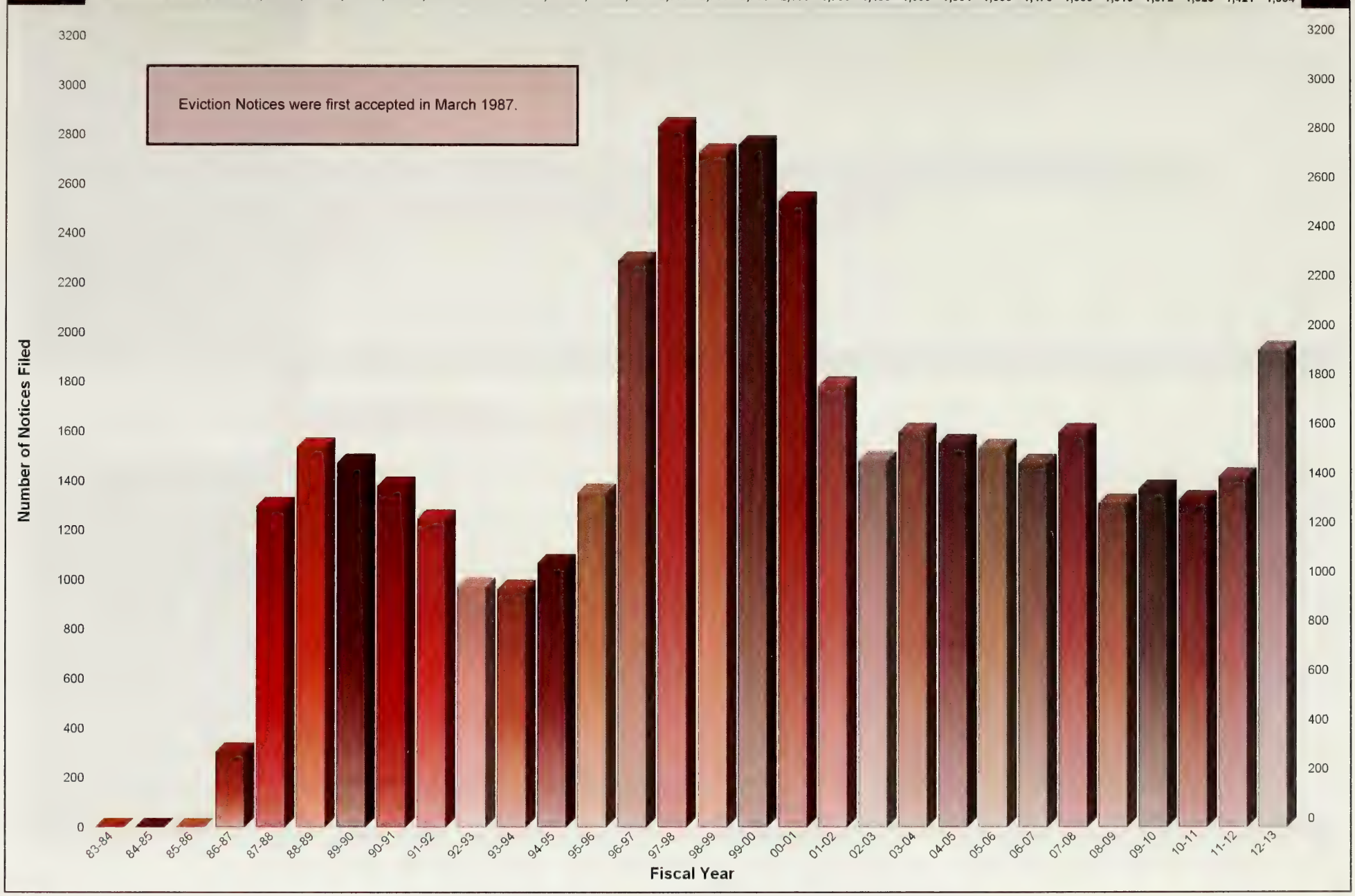
Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Reports	892	949	884	680	439	319	292	255	229	229	285	302	483	737	878	949	991	895	583	453	408	357	445	466	531	488	452	491	570	497



Tenant Wrongful Eviction Reports by Zip Code • Fiscal Year 2012-2013

Eviction Notices • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Notices	0	0	0	307	1,298	1,537	1,472	1,380	1,249	974	965	1,068	1,354	2,291	2,836	2,730	2,762	2,535	1,788	1,486	1,599	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421	1,934

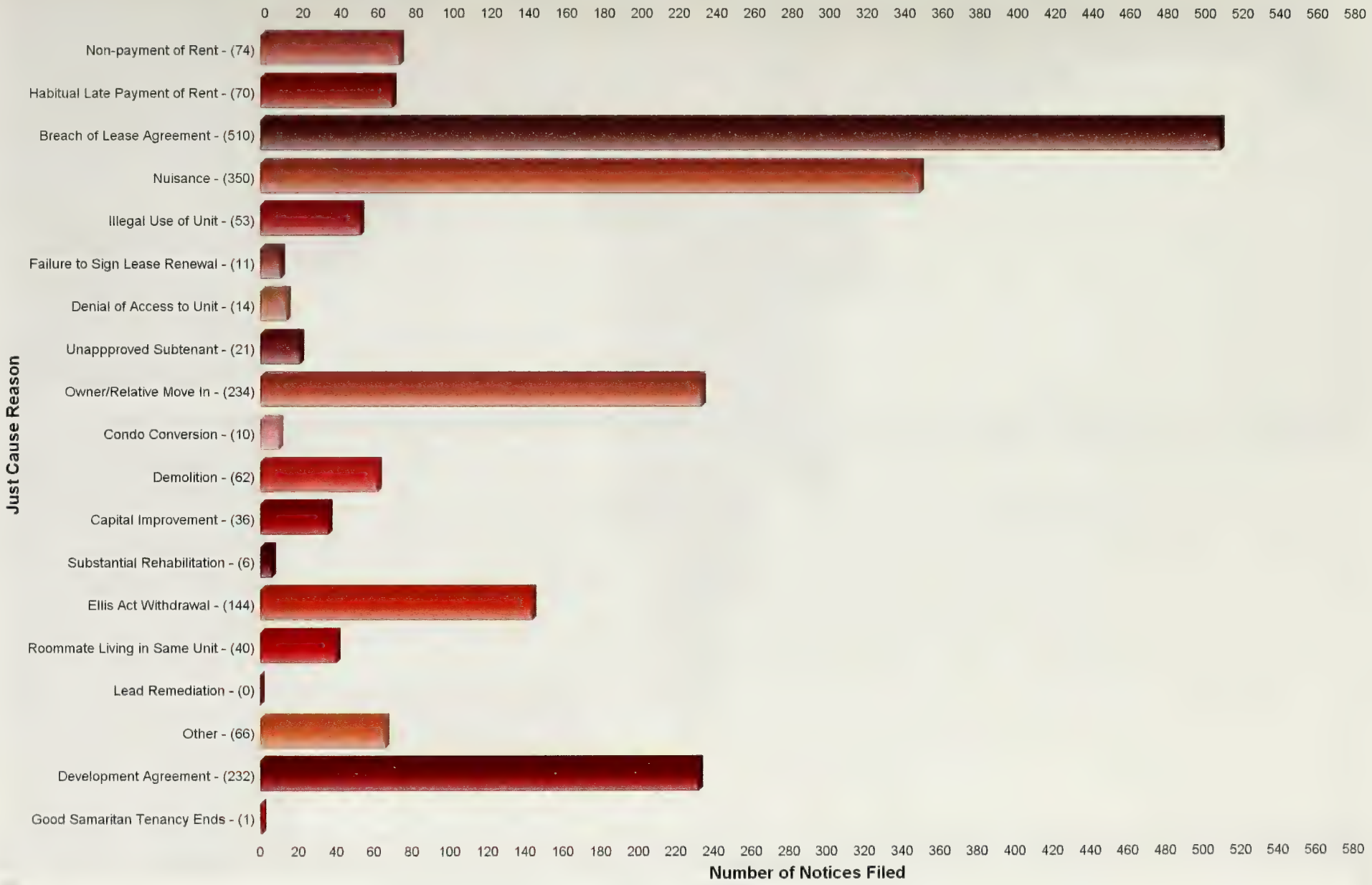


Eviction Notices by Just Cause Reason • 30-Year Trend

	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98
Non-payment of Rent					130	175	107	123	137	96	101	133	125	132	142
Habitual Late Payment of Rent					80	53	98	88	60	72	50	40	49	85	100
Breach of Lease Agreement					9	90	204	183	158	136	133	104	172	290	327
Nuisance					185	207	231	227	205	215	159	204	236	247	258
Illegal Use of Unit					0	6	16	9	11	11	15	9	53	16	17
Failure to Sign Lease Renewal					71	21	18	17	114	3	0	0	0	0	2
Denial of Access to Unit					5	11	8	12	13	8	5	11	1	0	18
Unappproved Subtenant					40	28	74	96	40	34	12	25	34	67	90
Owner/Relative Move-In					522	564	545	469	356	293	344	361	481	1,075	1,410
Condo Conversion								1	0	0	0	0	1	1	1
Demolition					0	4	14	13	13	12	12	33	36	53	77
Capital Improvement					76	149	47	30	30	10	33	8	18	53	44
Substantial Rehabilitation					67	114	16	13	13	1	4	7	10	38	35
Ellis Act Withdrawal					26	18	3	4	4	0	0	0	0	3	12
Roommate Living in Same Unit					7	15	24	38	38	10	20	30	49	71	119
Lead Remediation					80	0	0	0	0	0	0	0	0	0	0
Other						82	67	57	57	73	77	104	103	160	194
Development Agreement															
Good Samaritan Tenancy Ends															
TOTAL:					1,298	1,537	1,472	1,380	1,249	974	965	1,069	1,368	2,291	2,846

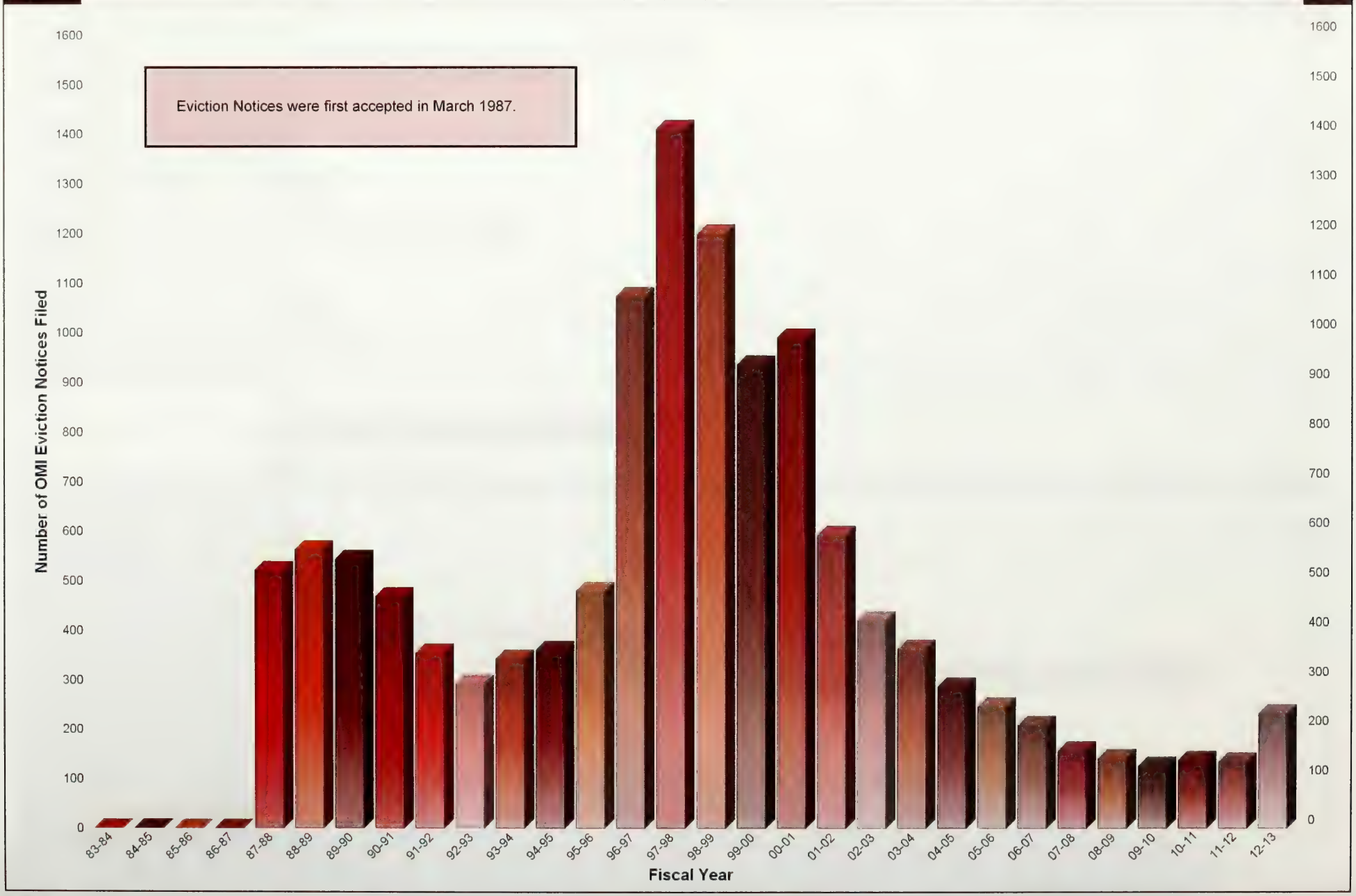
	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Non-payment of Rent	143	150	111	109	89	114	86	103	99	98	129	85	106	73	74
Habitual Late Payment of Rent	101	93	86	57	65	62	49	60	72	88	88	60	42	59	70
Breach of Lease Agreement	344	327	398	329	236	274	246	271	294	424	376	457	428	536	510
Nuisance	247	278	256	283	247	285	274	310	310	317	279	308	261	277	350
Illegal Use of Unit	24	32	27	41	18	25	21	49	39	39	31	40	21	29	53
Failure to Sign Lease Renewal	4	6	2	2	1	0	0	0	1	9	4	11	4	7	11
Denial of Access to Unit	12	14	9	6	9	4	5	11	15	20	14	31	19	20	14
Unappproved Subtenant	168	84	30	4	13	11	15	19	24	13	18	19	15	22	21
Owner/Relative Move-In	1,200	937	991	594	422	364	288	248	210	161	143	127	139	136	234
Condo Conversion	0	6	5	5	7	3	7	1	4	2	3	2	3	6	10
Demolition	39	43	84	88	94	73	66	48	47	39	29	24	37	42	62
Capital Improvement	24	80	58	47	64	69	70	83	58	56	24	21	27	39	36
Substantial Rehabilitation	26	14	7	8	2	0	1	5	0	0	0	0	1	0	6
Ellis Act Withdrawal	206	440	274	83	115	228	330	248	210	265	99	69	40	81	144
Roommate Living in Same Unit	104	146	130	94	73	57	49	39	42	19	30	30	32	32	40
Lead Remediation	0	1	1	0	0	0	7	0	1	2	3	0	0	0	0
Other	90	110	69	37	31	30	40	41	49	48	45	88	47	62	66
Development Agreement													106	0	232
Good Samaritan Tenancy Ends													0	0	1
TOTAL:	2,732	2,761	2,538	1,787	1,486	1,599	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421	1,934

Eviction Notices by Just Cause Reason • Fiscal Year 2012-2013



OMI (Owner Move-In) Eviction Notices • 30-Year Trend

Fiscal Year	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Notices					522	564	545	469	356	293	344	361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159	143	127	139	136	234

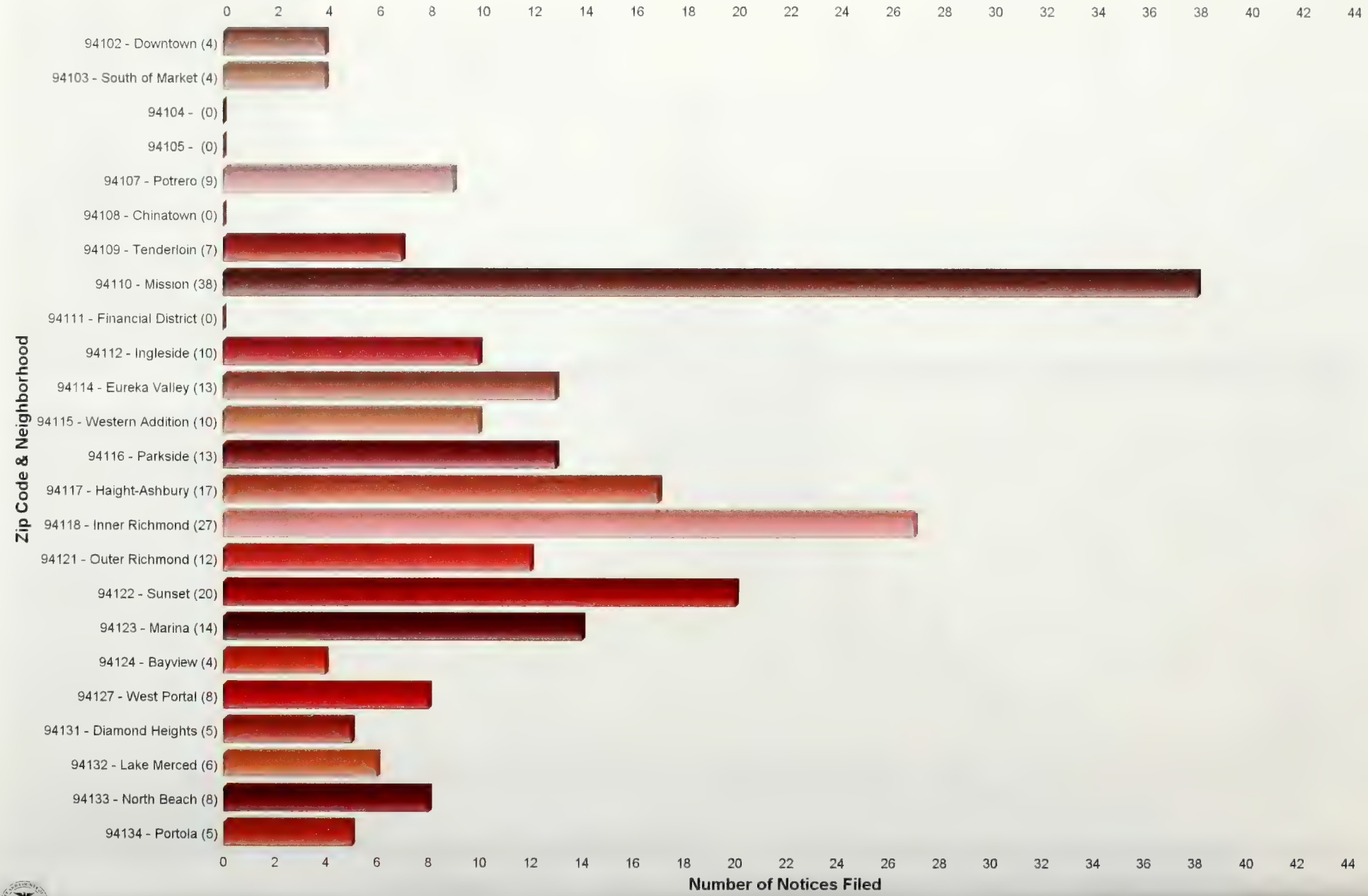


OMI (Owner Move-In) Eviction Notices by Zip Code • 30-Year Trend

		83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98
94102	Downtown												7	7	23	27
94103	South of Market												13	12	40	42
94104 & 94105													0	0	0	0
94107	Potrero												9	18	26	40
94108	Chinatown												4	3	11	8
94109	Tenderloin												17	31	55	42
94110	Mission												37	72	158	217
94111	Financial District												0	0	4	1
94112	Ingleside												18	33	58	86
94114	Eureka Valley												46	61	103	103
94115	Western Addition												29	35	66	57
94116	Parkside												15	8	38	50
94117	Haight-Ashbury												26	39	100	156
94118	Inner Richmond												23	25	96	101
94121	Outer Richmond												28	21	56	97
94122	Sunset												23	35	72	103
94123	Marina												25	29	48	84
94124	Bayview												1	2	9	11
94127	West Portal												2	1	11	28
94131	Diamond Heights												10	15	36	58
94132	Lake Merced												2	4	7	19
94133	North Beach												20	23	35	38
94134	Portola												6	7	22	42
	TOTAL:					522	564	545	469	356	293	344	361	481	1,074	1,410

		98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
94102	Downtown	18	21	12	3	1	4	3	5	2	0	1	1	1	1	4
94103	South of Market	27	22	19	11	9	11	7	5	1	6	3	2	2	3	4
94104 & 94105		0	0	0	0	1	1	2	0	0	1	0	0	0	0	0
94107	Potrero	33	25	27	14	9	9	6	5	4	1	6	3	5	5	9
94108	Chinatown	4	12	7	3	1	3	0	2	0	1	0	0	2	0	0
94109	Tenderloin	31	38	37	19	5	7	8	12	9	5	7	6	0	4	7
94110	Mission	166	133	125	70	67	67	51	42	40	23	14	19	27	21	38
94111	Financial District	1	2	1	0	0	0	0	3	6	0	0	0	0	0	0
94112	Ingleside	94	77	122	49	41	25	17	19	6	12	12	8	12	8	10
94114	Eureka Valley	98	55	59	52	29	34	14	19	20	14	9	7	15	10	13
94115	Western Addition	39	42	31	22	15	16	5	9	8	7	9	3	6	6	10
94116	Parkside	62	60	51	21	22	17	15	9	12	5	2	7	4	9	13
94117	Haight-Ashbury	109	54	41	28	31	29	27	16	11	13	13	19	9	15	17
94118	Inner Richmond	61	61	77	62	34	22	14	13	15	12	18	6	6	3	27
94121	Outer Richmond	69	65	58	40	24	23	34	26	16	9	18	7	8	10	12
94122	Sunset	133	91	118	89	45	30	21	27	24	19	11	14	9	10	20
94123	Marina	49	23	23	17	11	18	17	4	11	10	5	8	4	9	14
94124	Bayview	43	31	33	20	17	7	3	3	0	2	3	3	5	4	4
94127	West Portal	12	10	12	2	9	8	5	4	3	5	3	2	2	2	8
94131	Diamond Heights	44	35	35	22	20	8	10	5	8	7	6	6	9	7	5
94132	Lake Merced	13	15	13	6	3	5	9	5	1	4	0	0	0	1	6
94133	North Beach	51	27	40	4	12	5	7	9	10	1	3	4	7	5	8
94134	Portola	43	38	50	40	16	15	13	6	3	2	0	2	6	3	5
	TOTAL:	1,200	937	991	594	422	364	288	248	210	159	143	127	139	136	234

OMI (Owner Move-In) Eviction Notices by Zip Code • Fiscal Year 2012-2013



Rent Board Annual Report

Fiscal Year 2013 - 2014

San Francisco Residential Rent Stabilization and Arbitration Board

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2014. Overall, the number of petitions filed with the Board increased by 14% from 1,522 in FY12-13 to 1,742 in FY13-14. Excluding utility passthrough petitions, the total number of petitions filed in FY13-14 increased to 1,659, the highest number of petitions since FY85-86. Total tenant petitions increased by 24%, from 906 in FY12-13 to 1,127 in FY 13-14. While total landlord petitions remained about the same, Capital Improvement Petitions increased by 15% from 285 in FY12-13 to 328 in FY13-14. Total Landlord and Tenant Appeals increased by 53% from 128 in FY12-13 to 196 in FY13-14.

Total eviction notices filed with the Board increased by 7% from 1,934 to 2,064, while the number of tenant reports of alleged wrongful eviction decreased by 5% from 497 to 471. The number of units withdrawn from the rental market under the Ellis Act increased from 121 to 192 units.

Highlights of some of the tables are as follows (percentages as compared to last year):

+208%	Tenant Appeals
+60%	Tenant Alternative Dispute Resolution (ADR)
+51%	Subtenant Petitions
+24%	Total Tenant Petitions
+15%	Capital Improvement Petitions
+7%	Eviction Notices
-5%	Reports of Alleged Wrongful Eviction
-6%	Landlord Alternative Dispute Resolution (ADR)
-9%	Principal Place of Residence Petitions (1.21)
-13%	Operating and Maintenance Petitions
-20%	Landlord Appeals

Our services last year also included the following:

- 32,268 calls handled by the counseling staff [+7%]
- 11,603 front counter visitors were served [+ 9%]
- 15,825,384 web pages were visited [+8%]
- 12,972 calls made to our 24-hour automated Info to Go information line [- 8%]

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This report can also be obtained on our website at www.sfrb.org under "Statistics."

September 17, 2014

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Rent Board Monthly Statistical Summary • 2013-2014

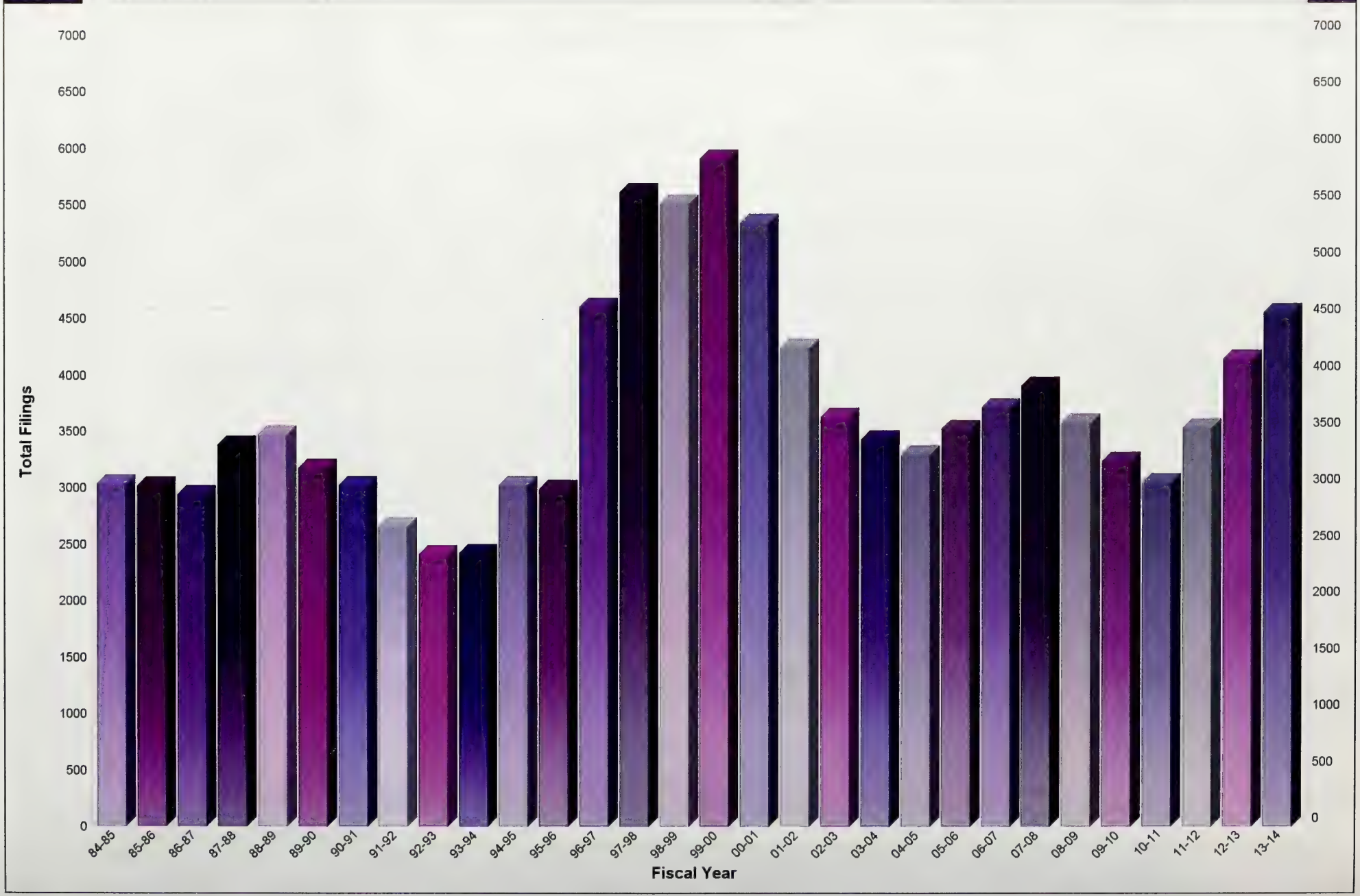
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
Tenant Petitions	Pet	64	63	82	88	62	55	64	161	85	101	53	81	959
Tenant Summary Petitions	Pet	1	1	0	2	2	1	9	6	1	3	1	1	28
Subtenant Petitions	Pet	4	5	8	4	11	4	6	14	4	11	9	12	92
Tenant ADR Requests	Pet	3	6	0	6	5	2	4	9	4	0	6	3	48
TOTAL TENANT PETITIONS		**72**	**75**	**90**	**100**	**80**	**62**	**83**	**190**	**94**	**115**	**69**	**97**	**1,127**
Capital Improvement Petitions	Pet	25	23	26	24	28	18	25	18	44	37	28	32	328
	Units	154	158	151	174	343	100	159	92	266	217	148	212	2,174
Operating & Maintenance Petitions	Pet	4	2	2	3	4	4	4	5	1	3	5	3	40
	Units	32	24	21	42	45	19	41	28	9	4	95	15	375
Comparable Rent Petitions	Pet	0	1	2	0	1	0	0	0	1	2	0	0	7
	Units	0	1	2	0	1	0	0	0	1	2	0	0	7
Costa-Hawkins Petitions	Pet	6	3	4	0	6	3	4	4	2	5	7	5	49
	Units	6	3	4	0	6	3	4	4	2	5	7	5	49
1.21 Tenant In Occupancy Petitions	Pet	3	5	1	5	2	2	6	4	4	0	7	1	40
	Units	3	5	1	5	2	2	6	4	4	0	7	1	40
Utility Passthrough Petitions	Pet	0	0	6	0	10	1	3	1	1	0	0	1	23
	Units	0	0	70	0	63	3	14	1	3	0	0	1	155
Utility Passthrough Worksheets	Pet	0	3	20	0	17	9	4	1	2	1	2	1	60
	Units	0	9	144	0	120	86	7	2	3	2	6	5	384
Extension of Time Petitions	Pet	2	0	0	1	0	1	1	2	0	0	3	3	13
	Units	4	0	0	1	0	2	1	2	0	0	8	8	26
Landlord "Other" Petitions	Pet	1	1	1	1	4	0	3	0	0	3	2	6	22
	Units	1	1	1	1	4	0	5	0	0	5	6	10	34
Landlord ADR Requests	Pet	4	3	3	0	5	1	2	5	2	5	2	1	33
	Units	4	4	6	0	6	2	3	7	3	7	2	1	45
TOTAL LANDLORD PETITIONS		**45**	**41**	**65**	**34**	**77**	**39**	**52**	**40**	**57**	**56**	**56**	**53**	**615**
TOTAL ALL PETITIONS		**117**	**116**	**155**	**134**	**157**	**101**	**135**	**230**	**151**	**171**	**125**	**150**	**1,742**
Landlord Appeals	App	0	6	4	2	2	1	5	8	2	4	6	4	44
	Units	0	6	4	10	2	1	7	10	2	14	6	5	67
Tenant Appeals	App	8	5	5	8	8	13	3	6	8	3	82	3	152
TOTAL APPEALS		**8**	**11**	**9**	**10**	**10**	**14**	**8**	**14**	**10**	**7**	**88**	**7**	**196**
Ellis Eviction Filings (Landlord)	Pet	8	10	5	4	6	16	2	8	9	3	3	2	76
	Units	29	32	25	41	21	60	4	35	32	11	8	6	304
Wrongful Eviction Reports (Tenant)	Rpt	39	56	34	39	37	30	46	32	45	34	30	49	471
Eviction Notices	Notices	163	169	165	253	109	175	119	183	183	205	167	173	2,064
GRAND TOTAL		**335**	**362**	**368**	**440**	**319**	**336**	**310**	**467**	**398**	**420**	**413**	**381**	**4,549**

Rent Board 10-Year Statistical Summary • Total Filings (Detail)

Fiscal Year		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Tenant Petitions	Pet	579	656	621	625	720	648	676	791	773	959
Tenant Summary Petitions	Pet	42	40	64	45	51	30	31	34	42	28
Subtenant Petitions	Pet	14	11	3	1	1	12	18	67	61	92
Tenant ADR Requests	Pet	31	34	18	31	24	30	32	48	30	48
TOTAL TENANT PETITIONS		**666**	**741**	**706**	**702**	**796**	**720**	**757**	**940**	**906**	**1,127**
Capital Improvement Petitions	Pet	166	164	187	196	199	134	145	214	285	328
	Units	908	707	1,043	1,025	1,650	629	852	1,421	1,747	2,174
Operating & Maintenance Petitions	Pet	31	24	32	34	27	12	20	25	46	40
	Units	119	177	228	168	197	131	113	171	313	375
Comparable Rent Petitions	Pet	4	6	6	3	7	10	11	10	11	7
	Units	4	6	6	3	7	10	11	13	11	7
Costa-Hawkins Petitions	Pet	25	43	31	42	35	23	37	40	45	49
	Units	25	43	31	42	35	23	38	40	45	49
1.21 Tenant In Occupancy Petitions	Pet	43	65	57	29	30	18	19	38	44	40
	Units	43	65	57	32	30	18	19	38	44	40
Utility Passthrough Petitions	Pet	19	228	406	494	341	76	8	34	21	23
	Units	478	4,746	4,703	5,665	2,642	1,891	372	255	115	155
Utility Passthrough Worksheets	Pet	0	0	0	0	46	171	46	48	95	60
	Units	0	0	0	0	971	651	126	475	1,092	384
Extension of Time Petitions	Pet	15	18	6	11	6	6	7	7	11	13
	Units	21	33	14	23	17	13	9	26	59	26
Landlord "Other" Petitions	Pet	6	6	11	11	9	9	11	8	23	22
	Units	12	35	11	95	11	11	11	10	30	34
Landlord ADR Requests	Pet	21	18	16	19	22	33	29	25	35	33
	Units	21	18	16	19	22	33	29	25	6	45
TOTAL LANDLORD PETITIONS		**330**	**572**	**752**	**839**	**722**	**492**	**333**	**449**	**616**	**615**
TOTAL ALL PETITIONS		**996**	**1,313**	**1,458**	**1,541**	**1,518**	**1,212**	**1,090**	**1,389**	**1,522**	**1,742**
Landlord Appeals	App	72	45	44	55	67	43	49	47	55	44
	Units	784	81	375	241	141	44	55	47	77	67
Tenant Appeals	App	179	80	175	78	153	126	66	62	73	152
TOTAL APPEALS		**251**	**125**	**219**	**133**	**220**	**169**	**115**	**109**	**128**	**196**
Ellis Eviction Filings (Landlord)	Pet	131	100	89	92	36	34	24	42	57	76
	Units	480	454	330	393	165	108	72	121	192	304
Wrongful Eviction Reports (Tenant)	Rpt	357	445	466	531	488	452	491	570	497	471
Eviction Notices	Notice	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421	1,934	2,064
GRAND TOTAL		**3,289**	**3,519**	**3,707**	**3,897**	**3,577**	**3,239**	**3,048**	**3,531**	**4,138**	**4,549**

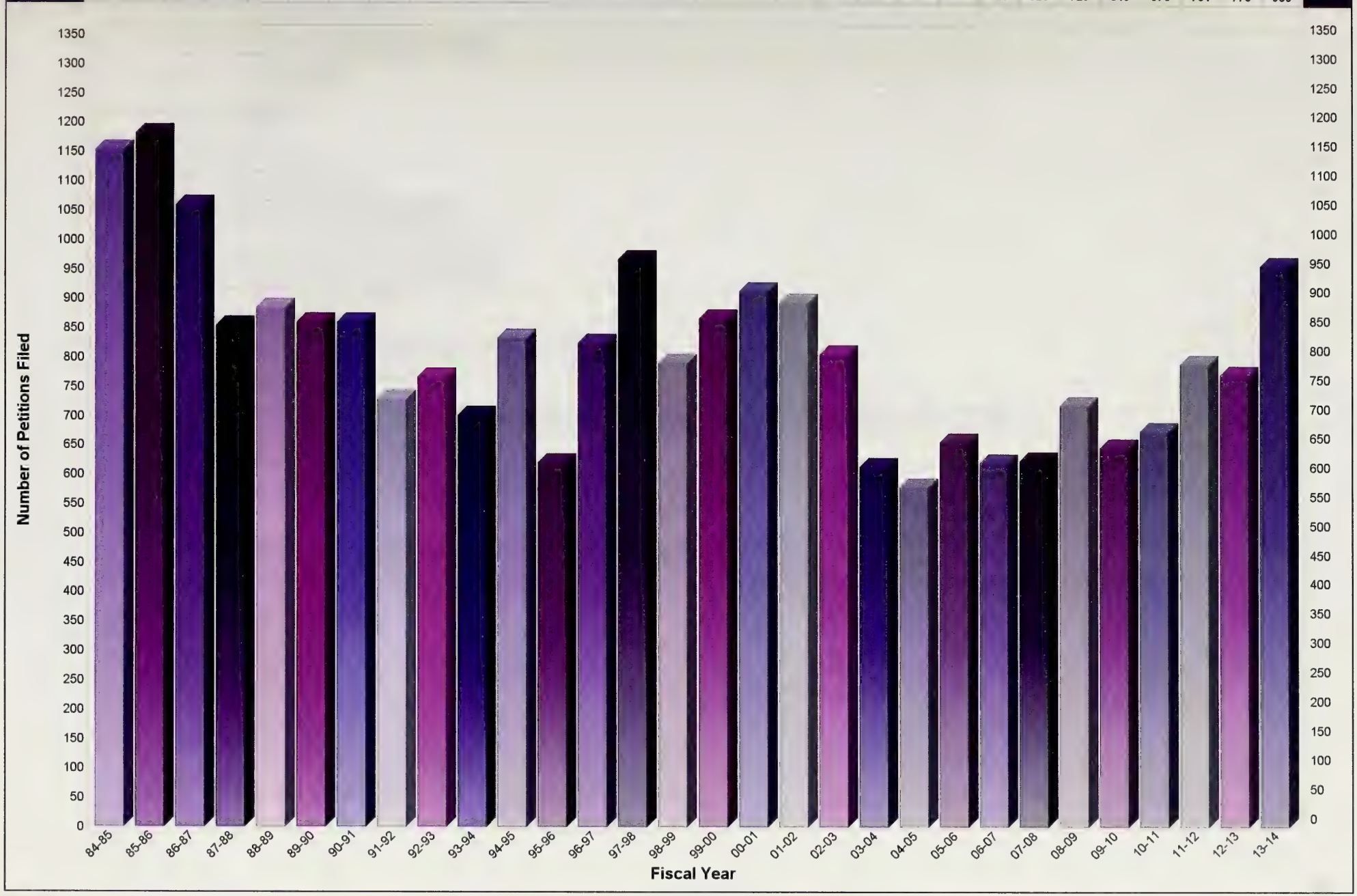
Rent Board 30-Year Statistical Summary • Total Filings (Overview)

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Filings	3,036	3,018	2,942	3,377	3,467	3,171	3,020	2,657	2,409	2,421	3,019	2,987	4,596	5,605	5,507	5,900	5,334	4,234	3,629	3,423	3,289	3,519	3,707	3,897	3,577	3,239	3,048	3,531	4,138	4,549

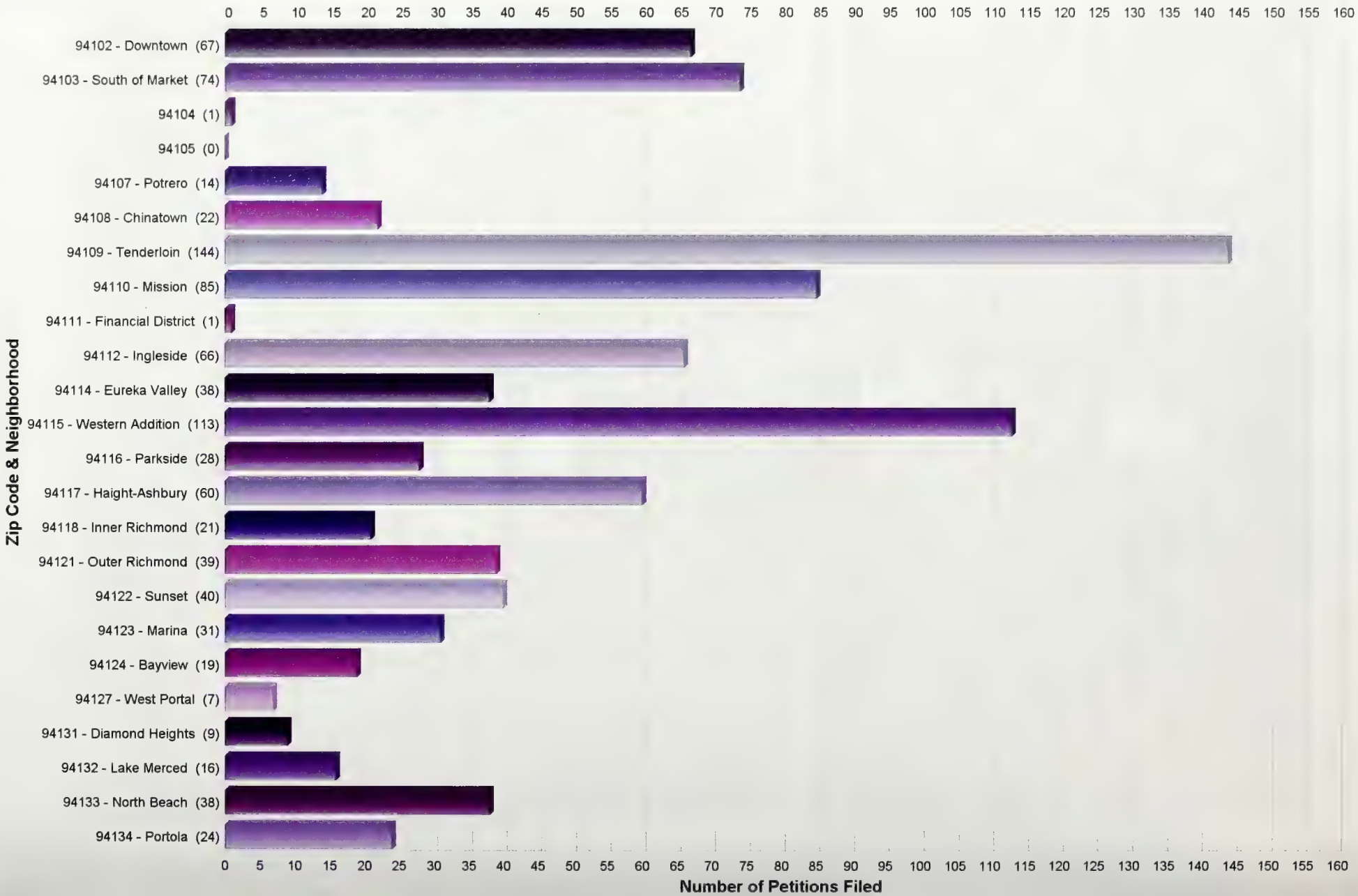


Tenant Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	1,153	1,181	1,059	854	884	859	859	729	766	701	833	620	825	967	791	867	913	894	806	614	579	656	621	625	720	648	676	791	773	959

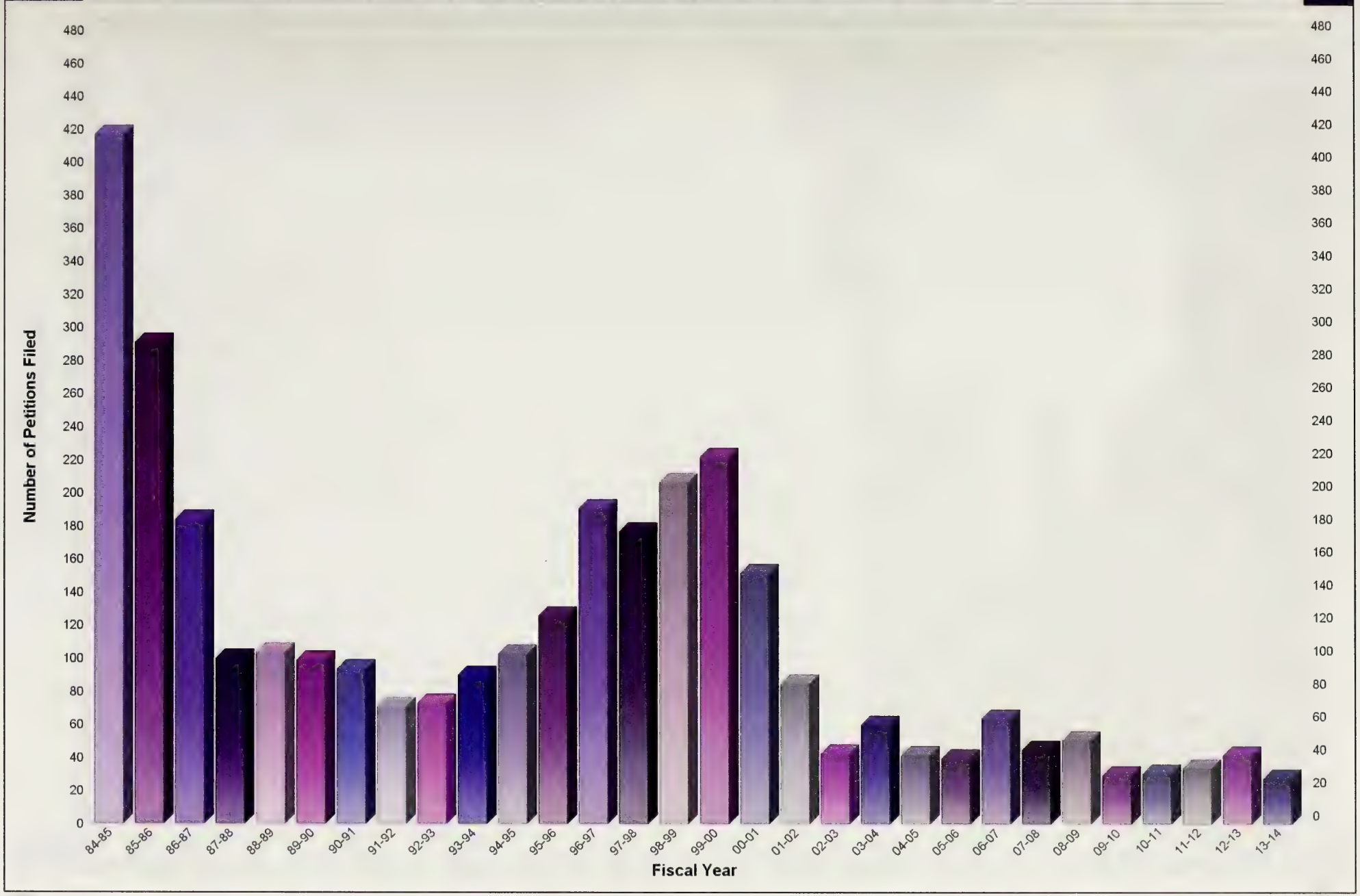


Tenant Petitions by Zip Code • Fiscal Year 2013-2014



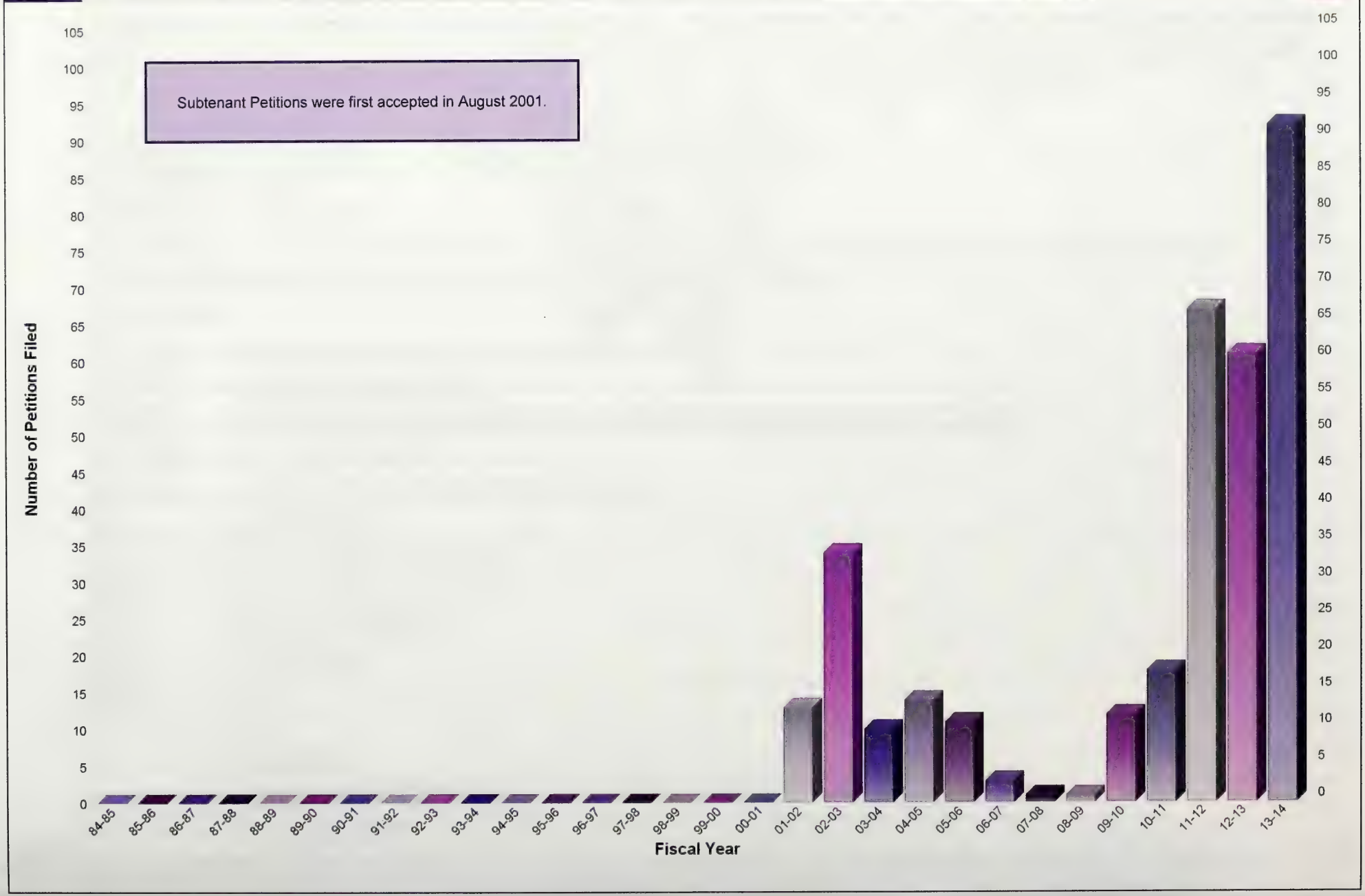
Tenant Summary Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	417	291	184	100	104	99	94	71	73	90	103	126	191	177	207	222	152	85	43	60	42	40	64	45	51	30	31	34	42	28



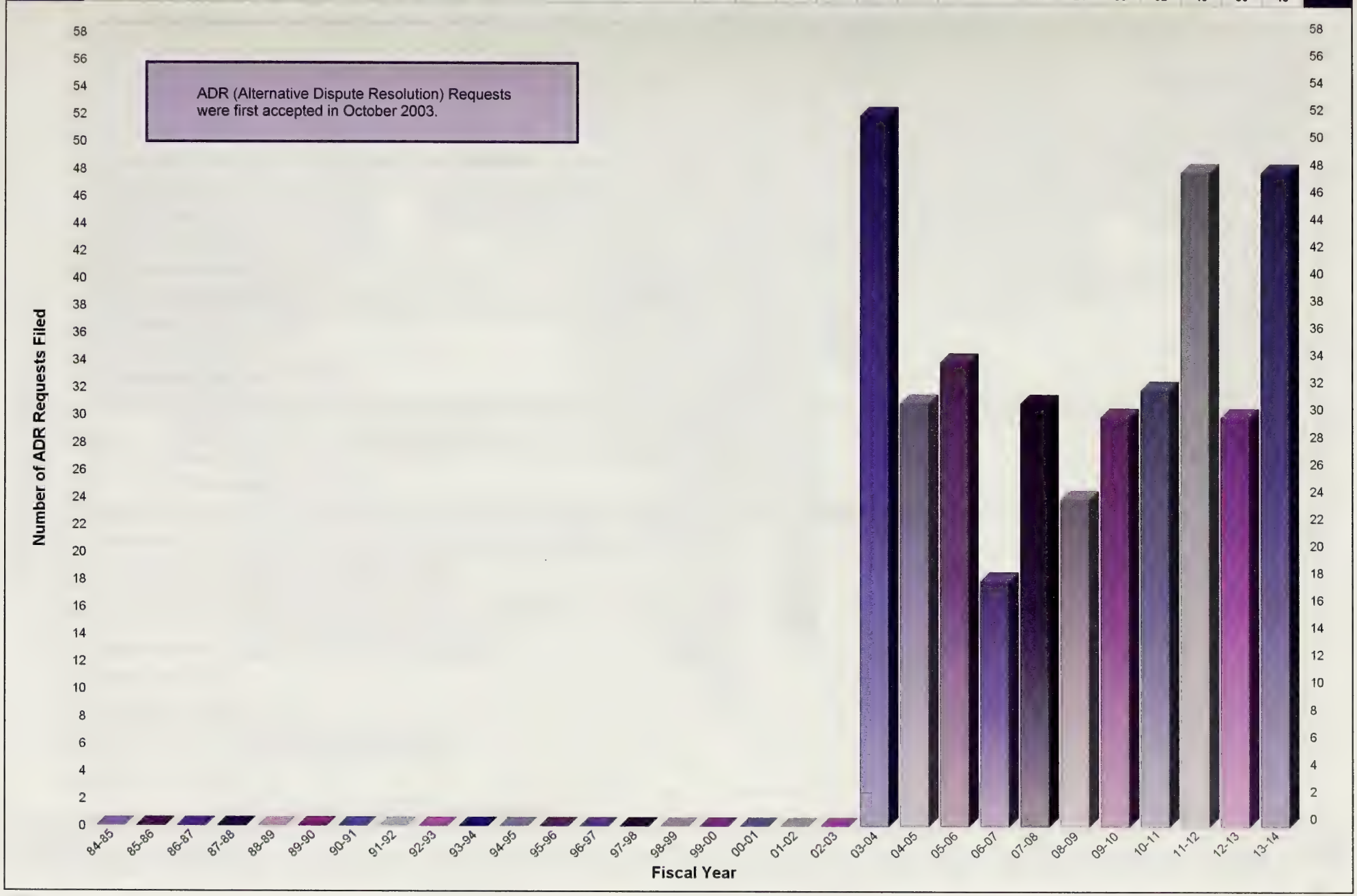
Subtenant Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	34	10	14	11	3	1	1	12	18	67	61	92



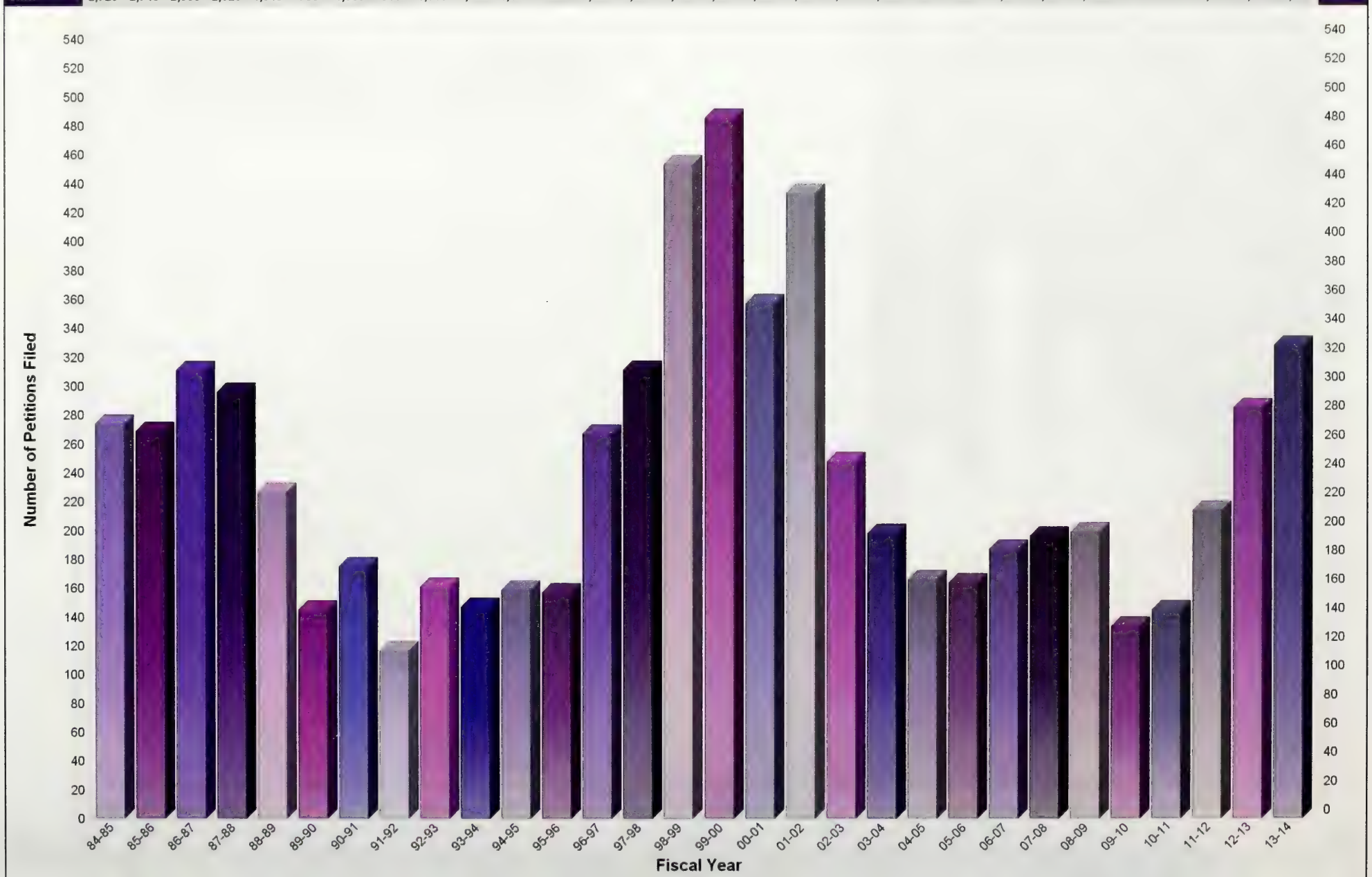
Tenant ADR Requests • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	31	34	18	31	24	30	32	48	30	48

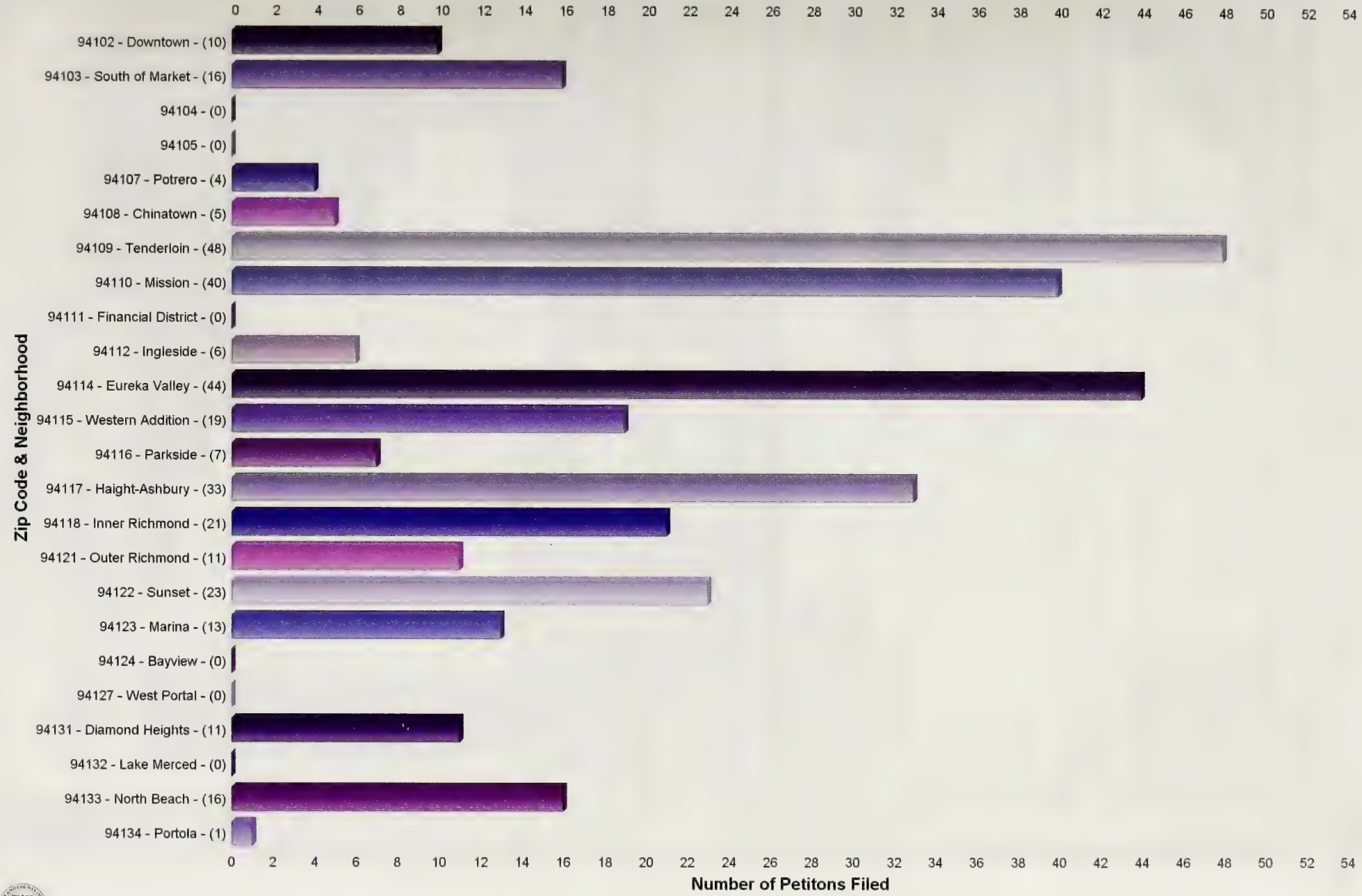


Landlord Capital Improvement Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	274	269	311	296	227	145	175	117	161	147	159	157	267	311	453	485	357	433	248	198	166	164	187	196	199	134	145	214	285	328
Units	2,720	2,746	2,906	2,626	1,945	753	1,900	915	1,315	3,341	1,172	988	1,509	1,473	3,392	3,845	3,184	4,592	1,543	1,691	908	707	1,043	1,025	1,650	629	852	1,421	1,747	2,174

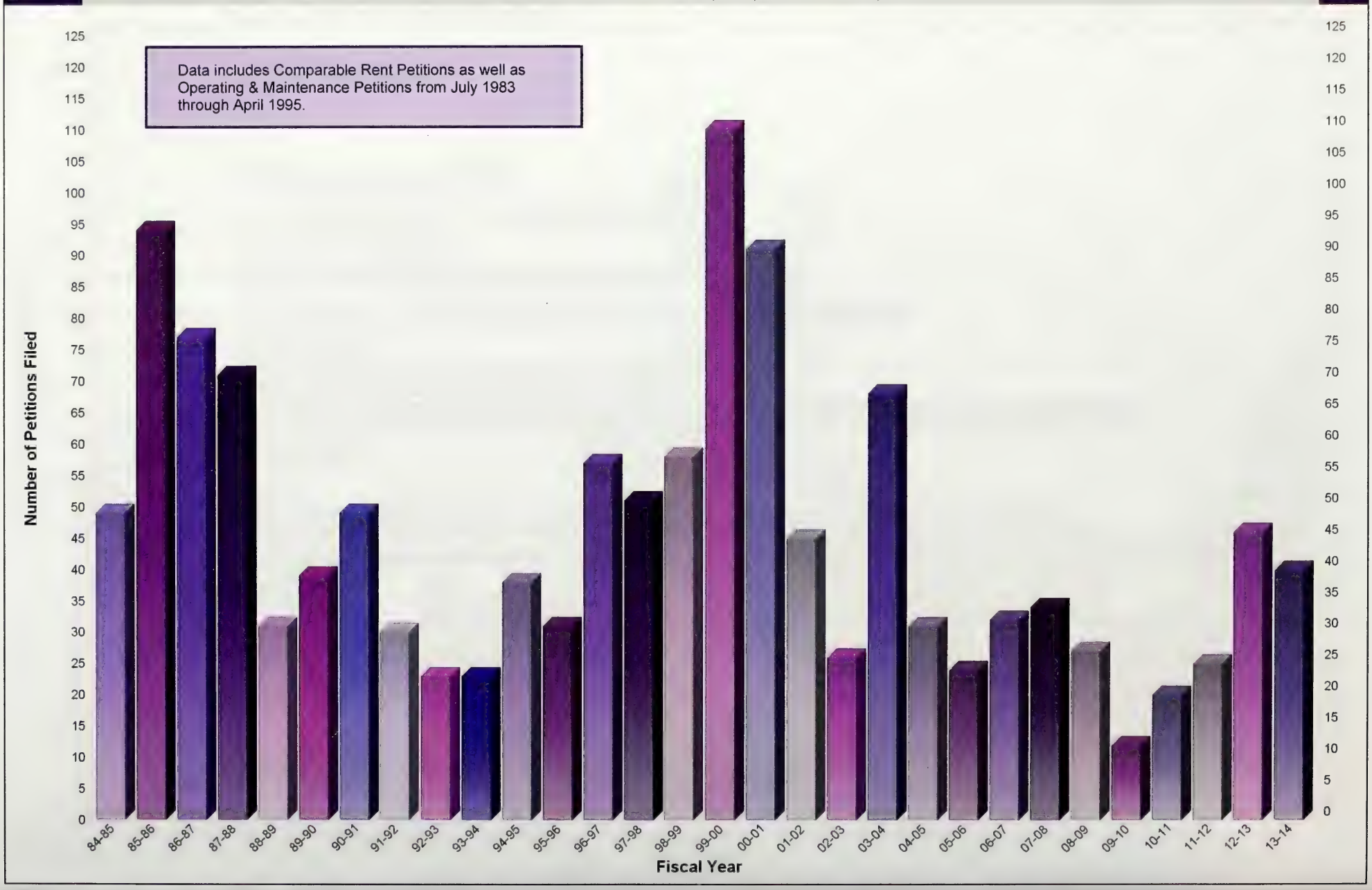


Landlord Capital Improvement Petitions by Zip Code • Fiscal Year 2013-2014



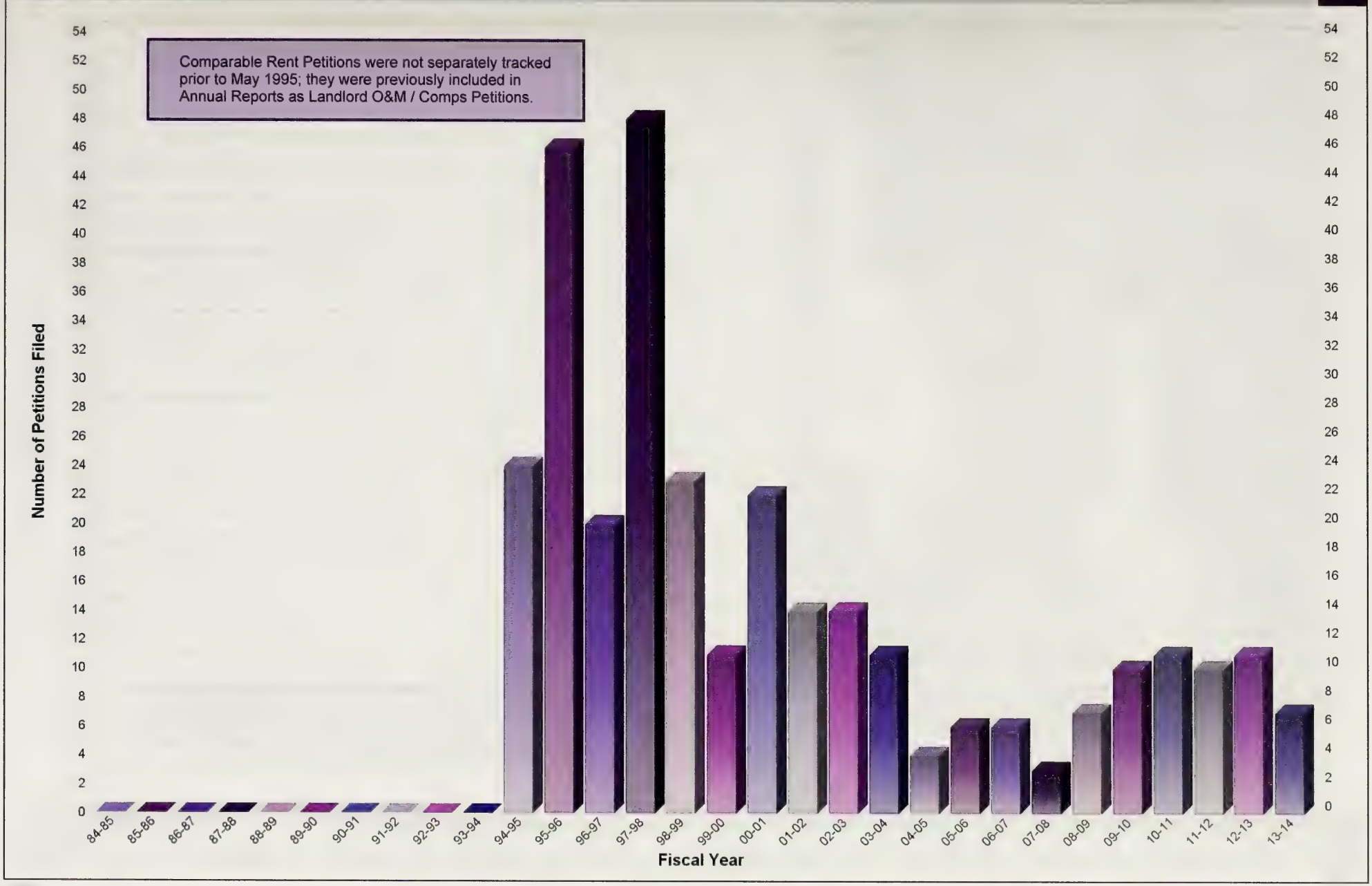
Landlord Operating & Maintenance Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	49	94	77	71	31	39	49	30	23	23	38	31	57	51	58	110	91	45	26	68	31	24	32	34	27	12	20	25	46	40
Units	352	804	889	530	153	182	286	133	152	55	125	145	341	189	333	3,439	3,160	233	198	1,791	119	177	228	168	197	131	113	171	313	375



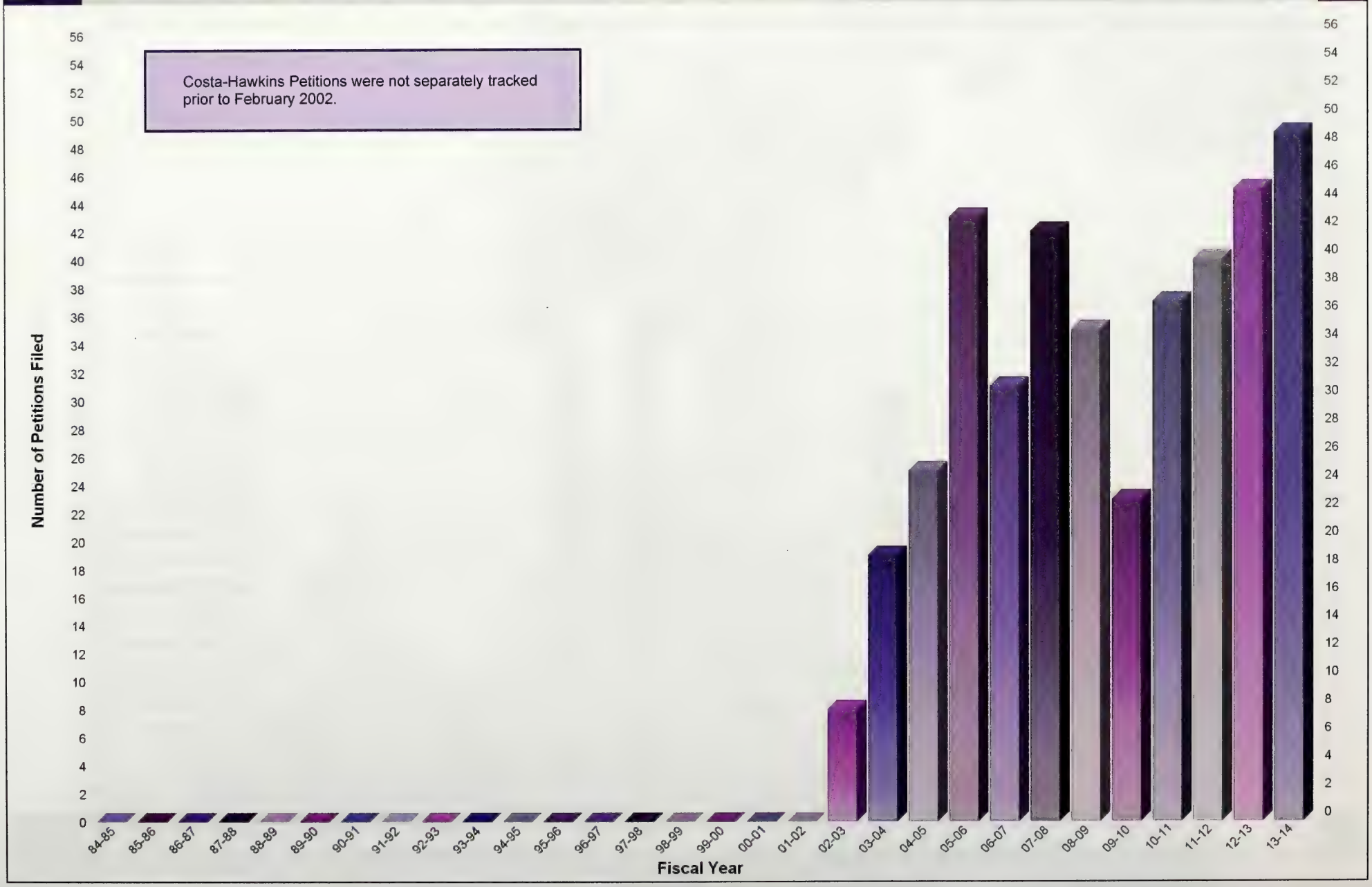
Landlord Comparable Rent Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	24	46	20	48	23	11	22	14	14	11	4	6	6	3	7	10	11	10	11	7
Units	0	0	0	0	0	0	0	0	0	0	35	53	26	74	27	20	24	15	19	11	4	6	6	3	7	10	11	13	11	7



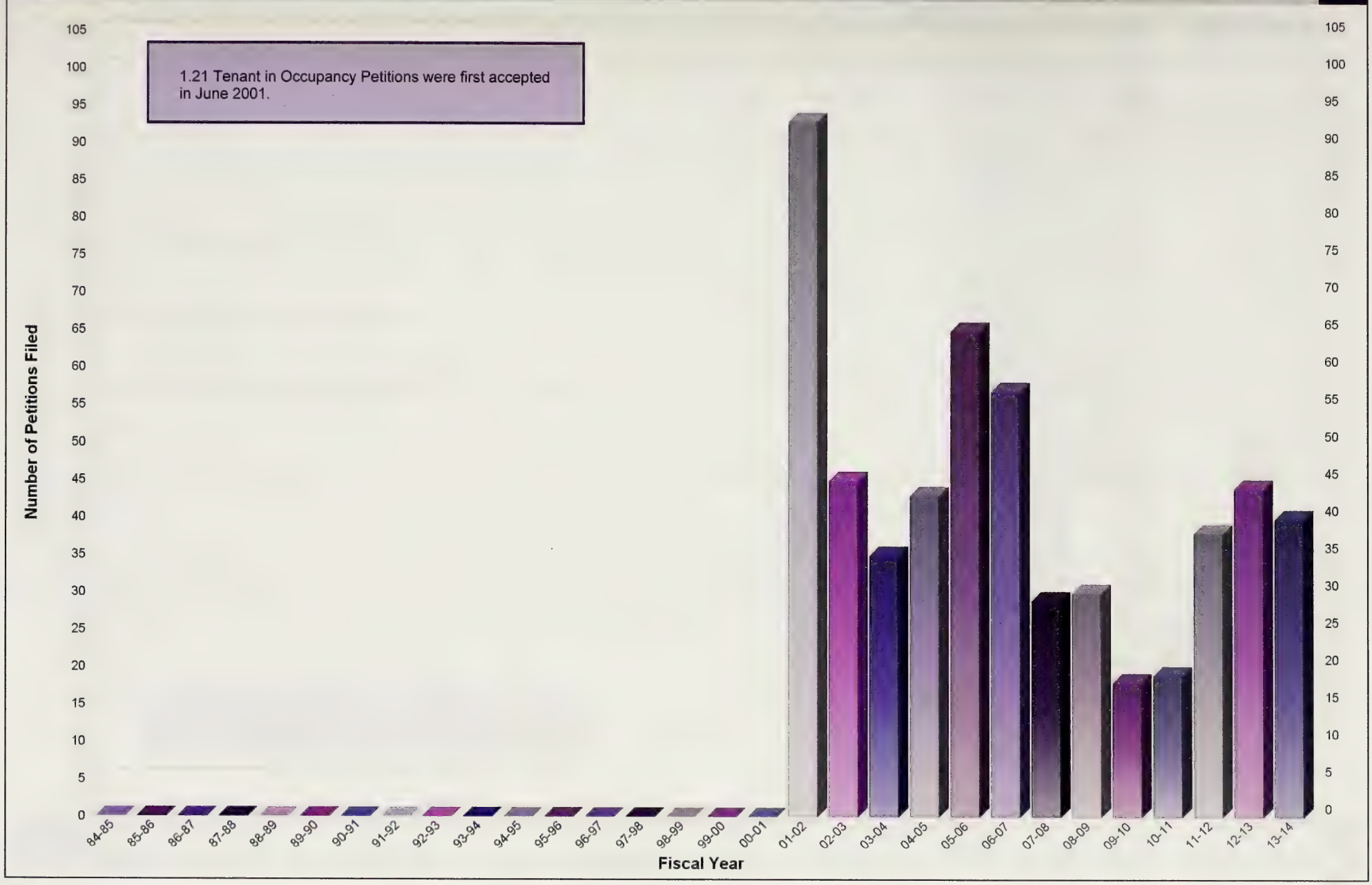
Landlord Costa-Hawkins Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	37	40	45	49
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	38	40	45	49



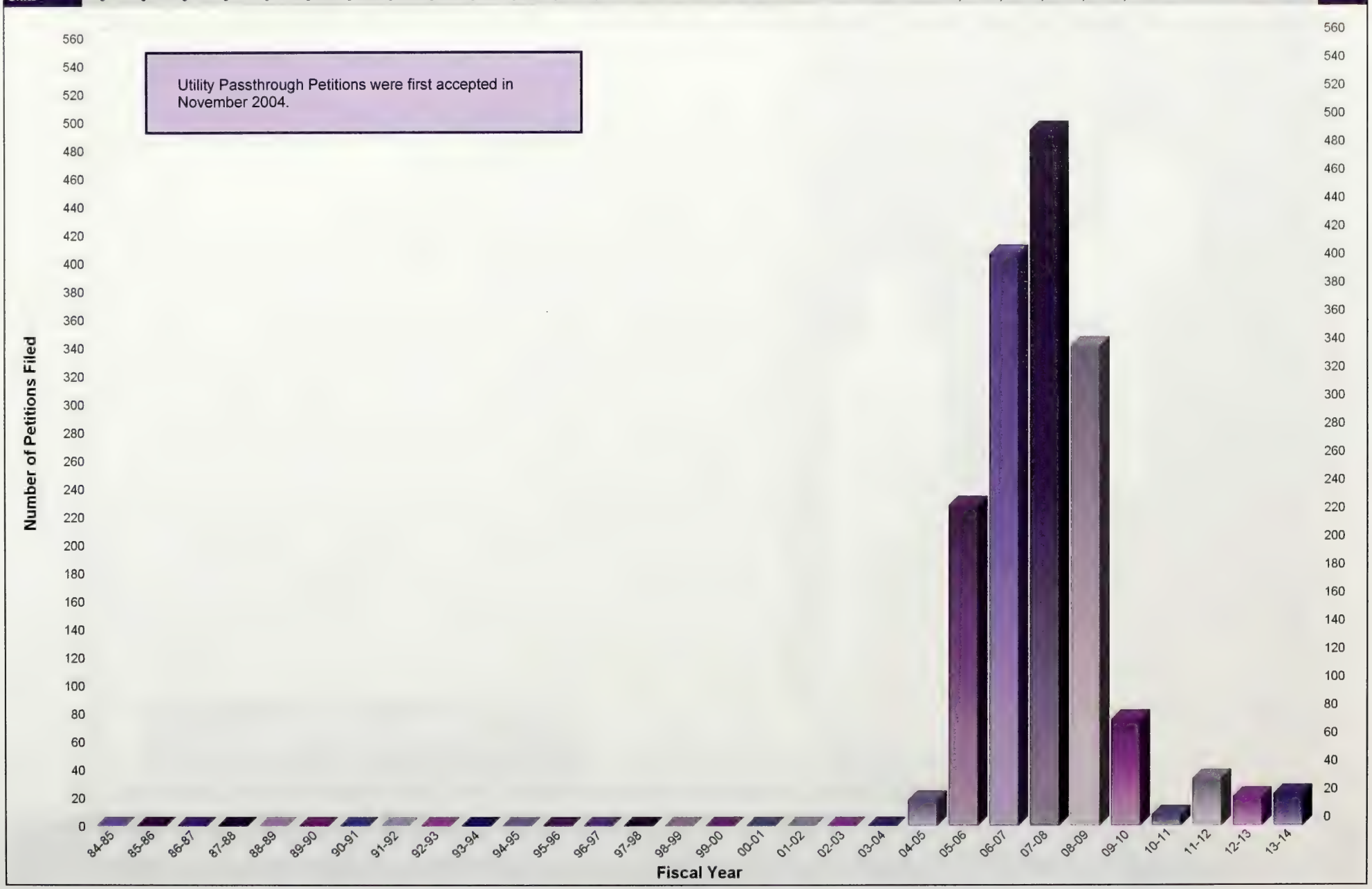
Landlord 1.21 Tenant in Occupancy Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	45	35	43	65	57	29	30	18	19	38	44	40
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	45	35	43	65	57	32	30	18	19	38	44	40



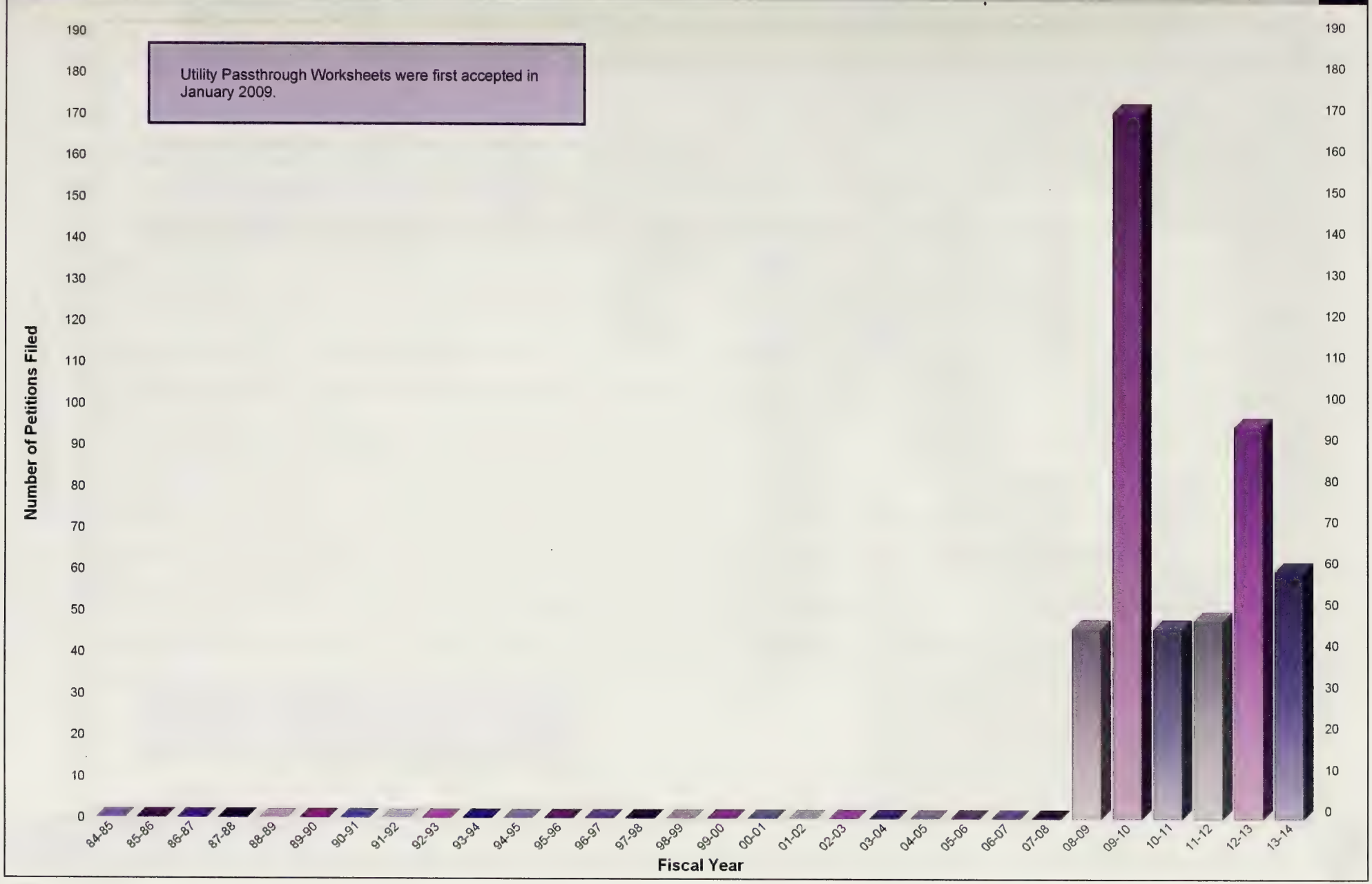
Landlord Utility Passthrough Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	228	406	494	341	76	8	34	21	23
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	478	4,746	4,703	5,665	2,642	1,891	372	255	115	155



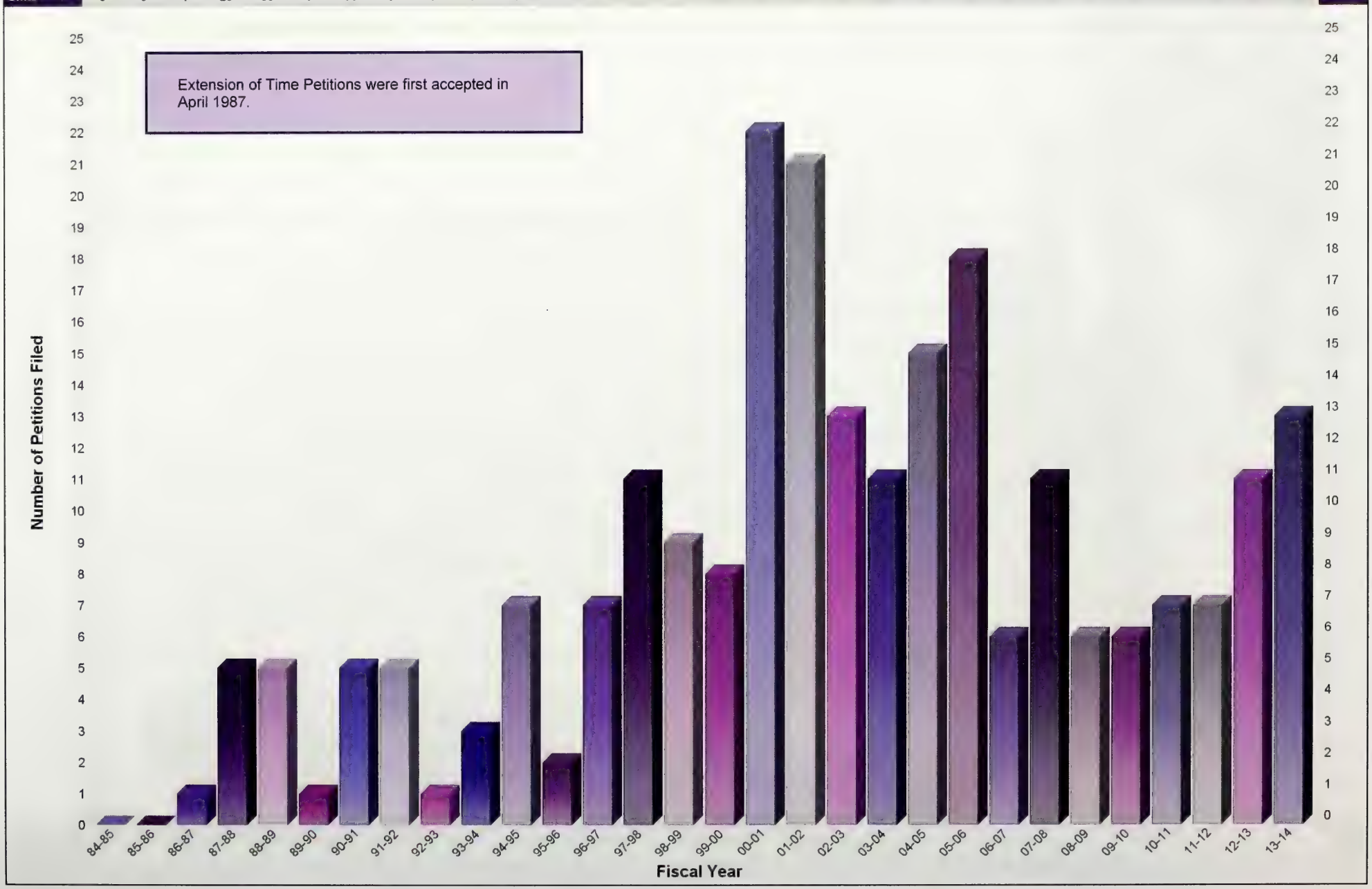
Landlord Utility Passthrough Worksheets • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	171	46	48	95	60
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	971	651	126	475	1,092	384



Landlord Extension Of Time Petitions • 30-Year Trend

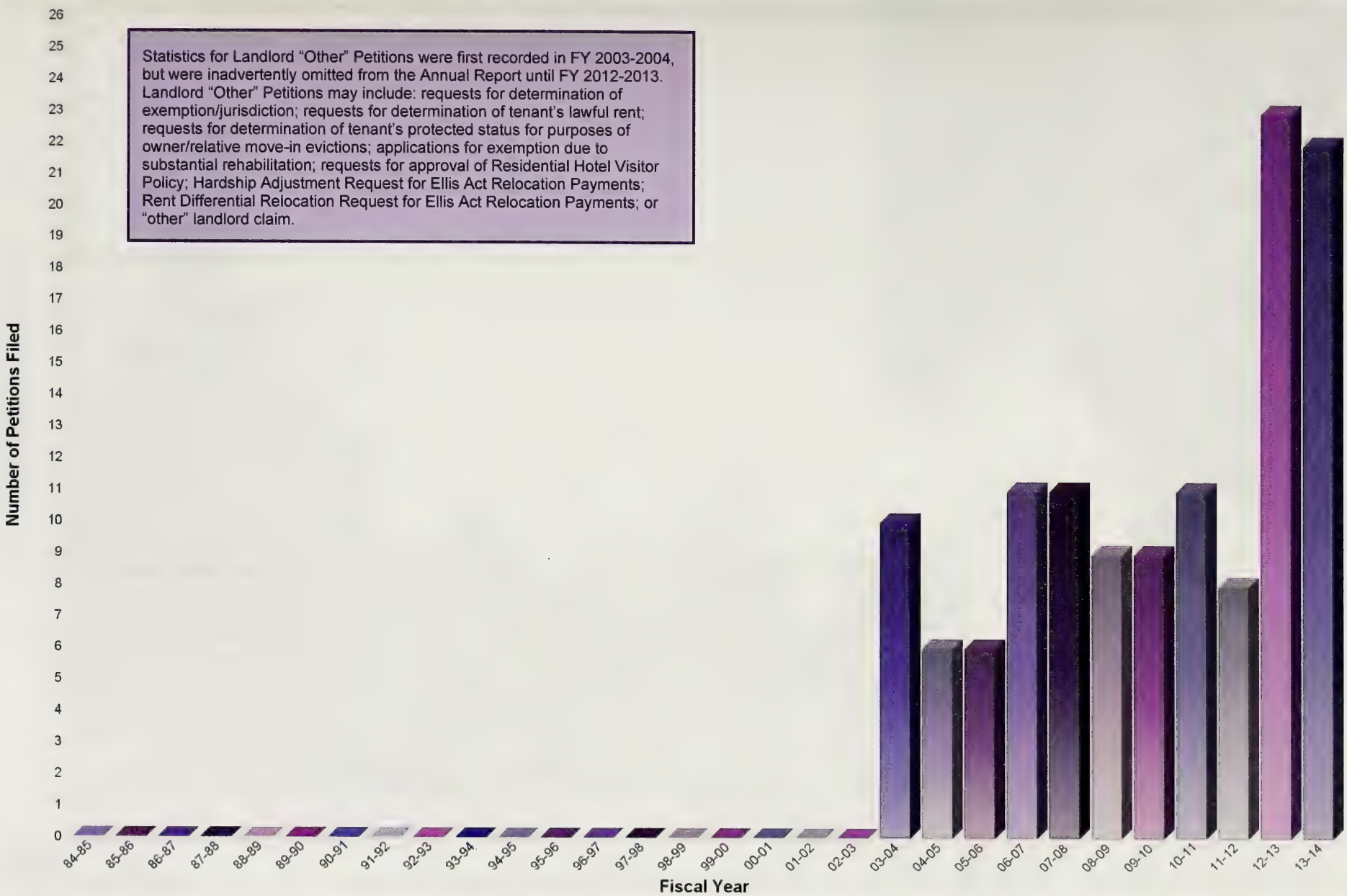
Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	1	5	5	1	5	5	1	3	7	2	7	11	9	8	22	21	13	11	15	18	6	11	6	6	7	7	11	13
Units	0	0	1	25	53	1	14	5	1	7	67	2	16	19	20	21	43	32	16	39	21	33	14	23	17	13	9	26	59	26



Landlord "Other" Petitions • 30-Year Trend

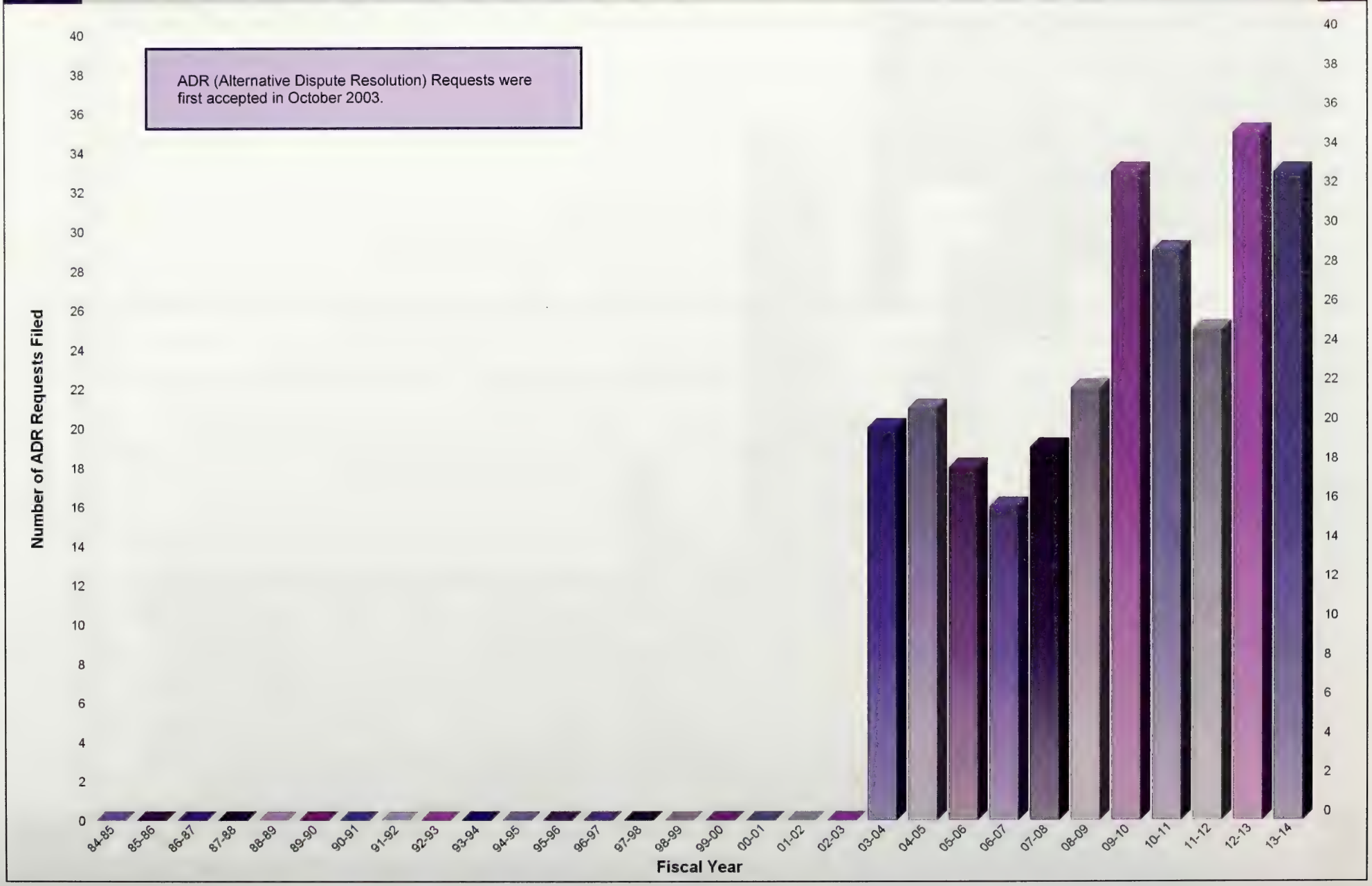
Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	6	6	11	11	9	9	11	8	23	22
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	12	35	11	95	11	11	11	10	30	34

Statistics for Landlord "Other" Petitions were first recorded in FY 2003-2004, but were inadvertently omitted from the Annual Report until FY 2012-2013. Landlord "Other" Petitions may include: requests for determination of exemption/jurisdiction; requests for determination of tenant's lawful rent; requests for determination of tenant's protected status for purposes of owner/relative move-in evictions; applications for exemption due to substantial rehabilitation; requests for approval of Residential Hotel Visitor Policy; Hardship Adjustment Request for Ellis Act Relocation Payments; Rent Differential Relocation Request for Ellis Act Relocation Payments; or "other" landlord claim.



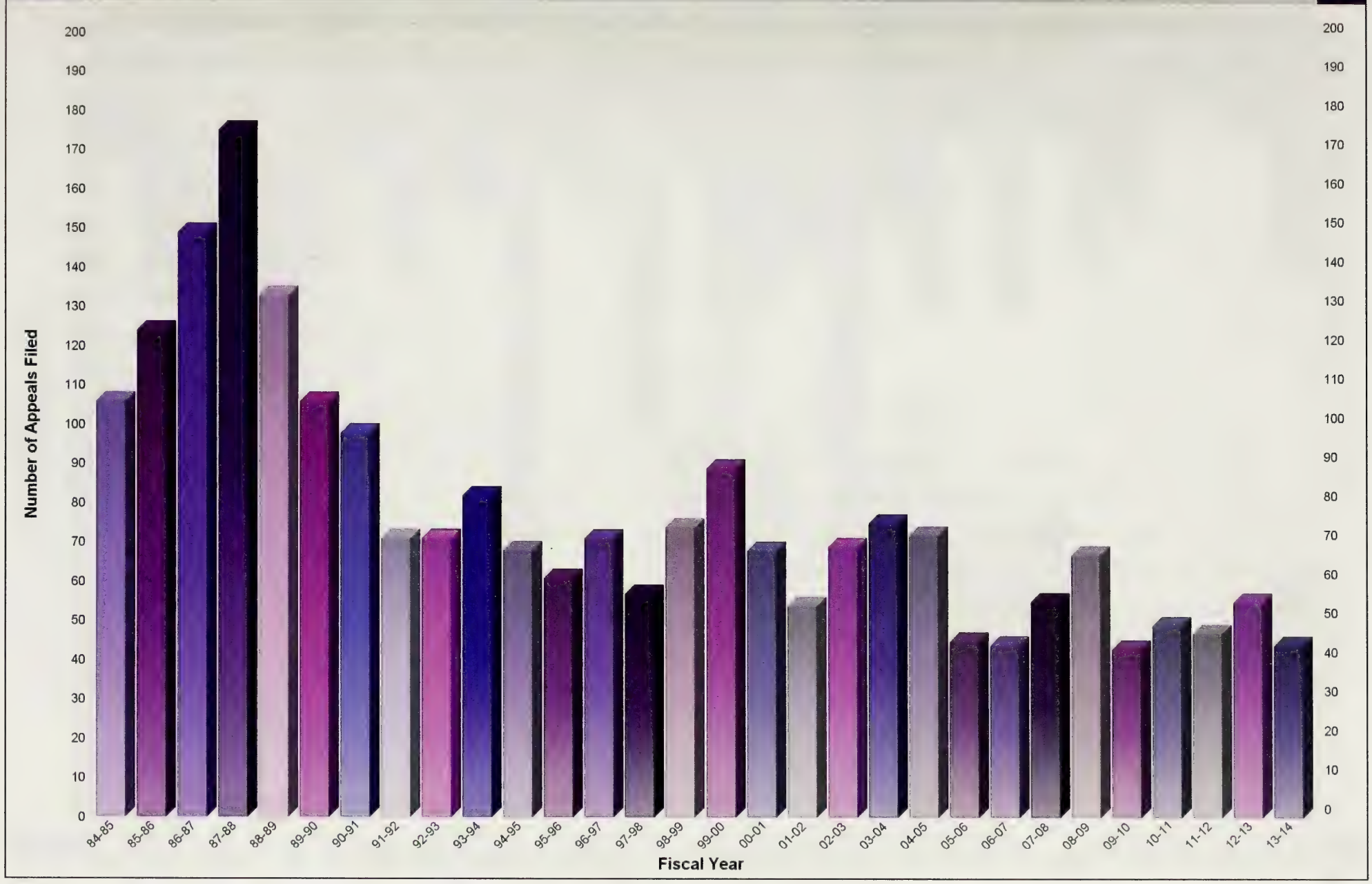
Landlord ADR Petitions • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	35	33
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	6	45



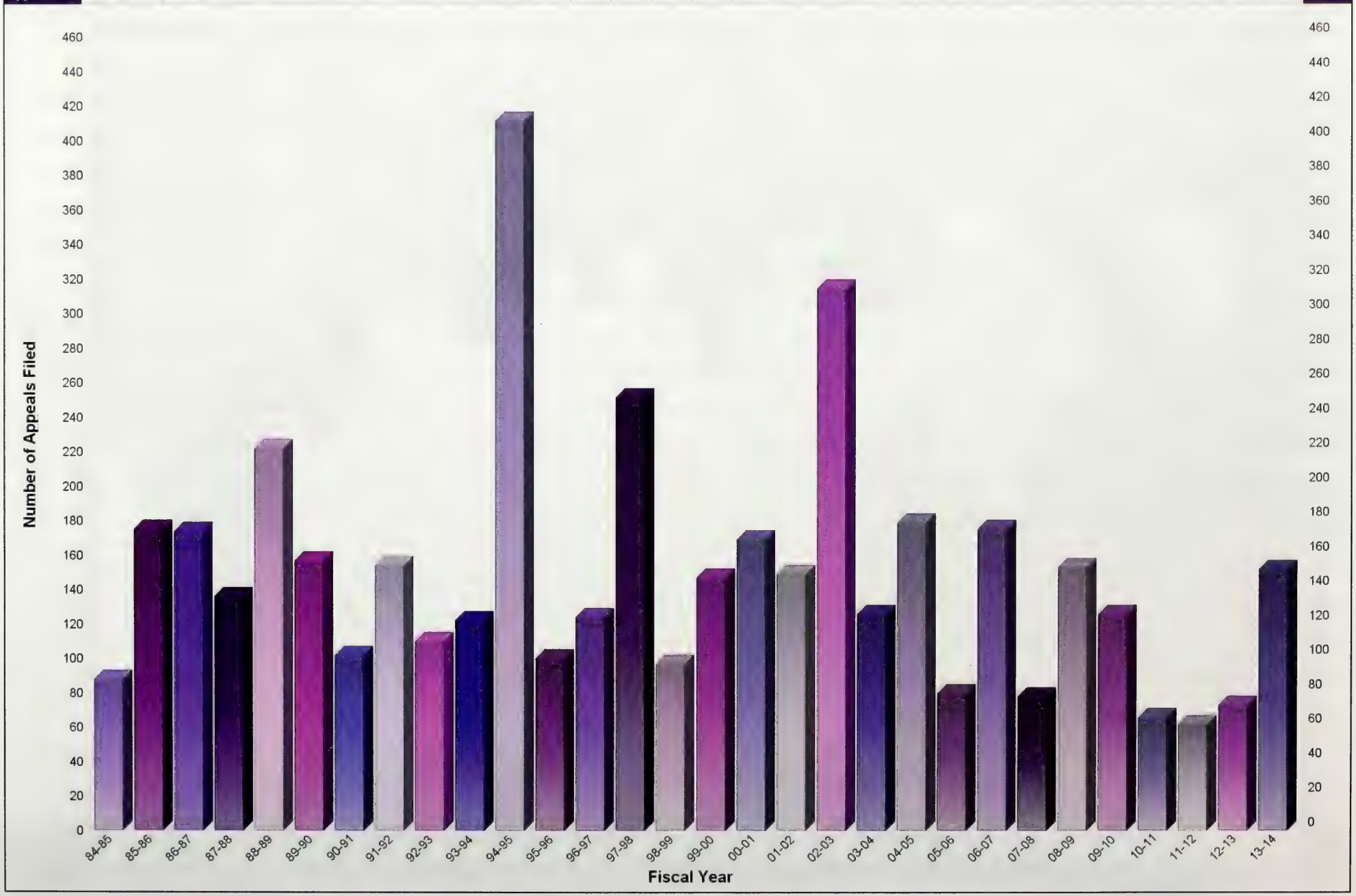
Landlord Appeals • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Appeals	106	124	149	175	133	106	98	71	71	82	68	61	71	57	74	89	68	54	69	75	72	45	44	55	67	43	49	47	55	44
Units	710	455	442	694	263	237	164	121	121	313	147	109	191	148	133	144	232	82	234	107	784	81	375	241	141	44	55	47	77	67



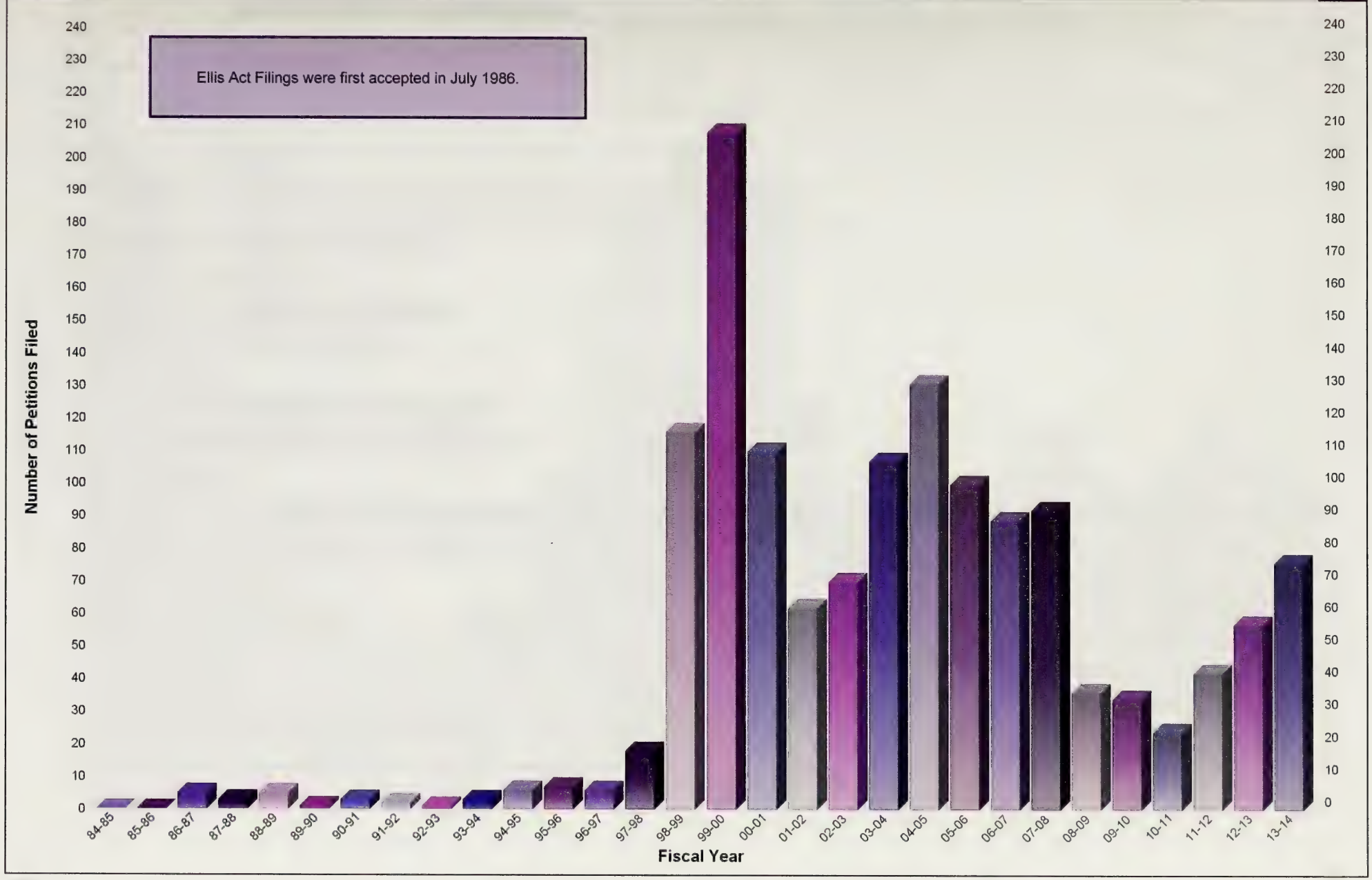
Tenant Appeals • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Appeals	88	175	174	136	222	157	102	154	110	122	411	100	124	251	97	147	169	149	314	126	179	80	175	78	153	126	66	62	73	152

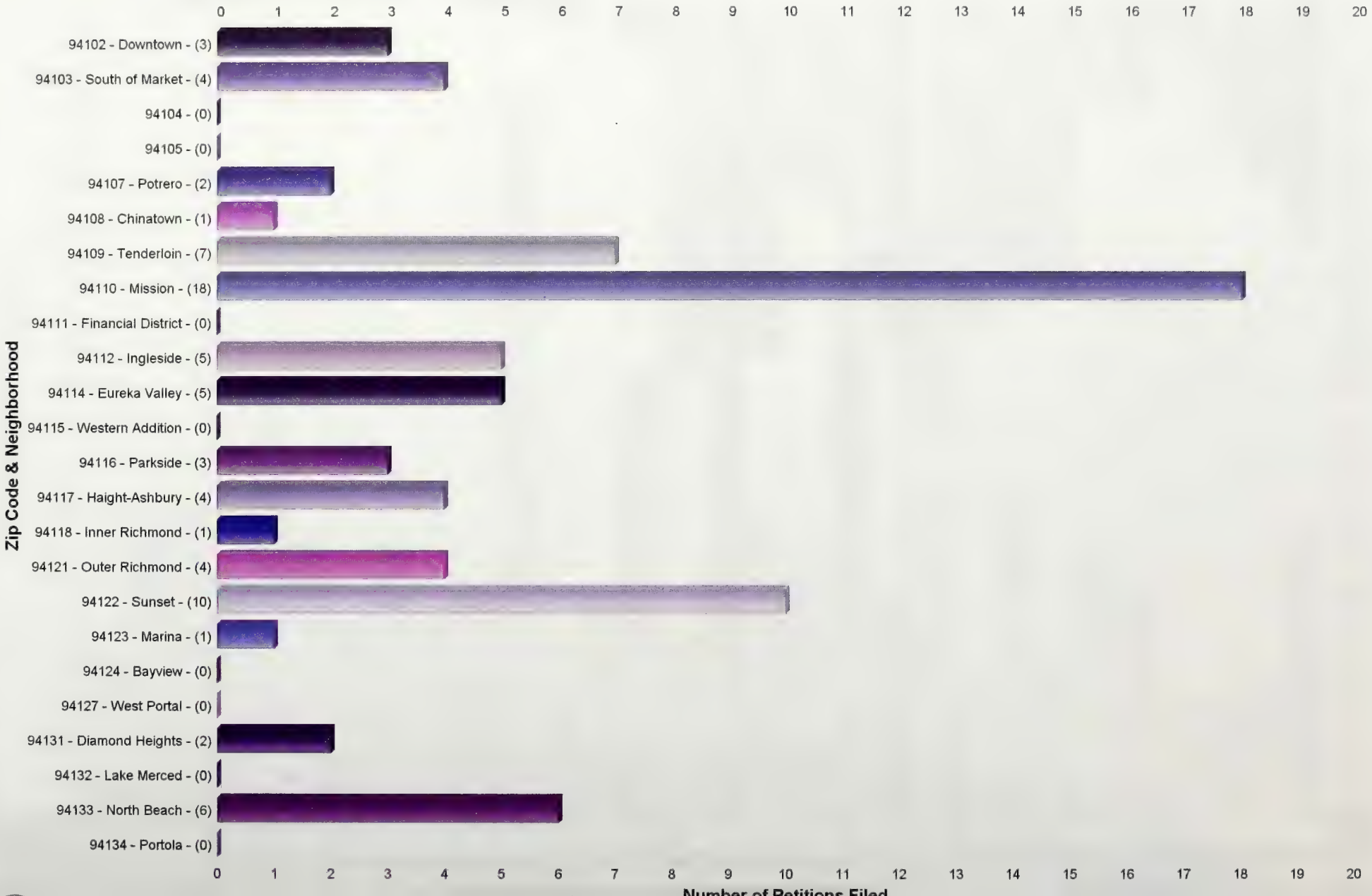


Landlord Ellis Act Filings • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Petitions	0	0	5	3	5	1	3	2	1	3	6	7	6	18	116	208	110	62	70	107	131	100	89	92	36	34	24	42	57	76
Units	0	0	5	6	93	1	25	10	1	20	85	27	10	61	291	879	281	188	233	352	480	454	330	393	165	108	72	121	192	304

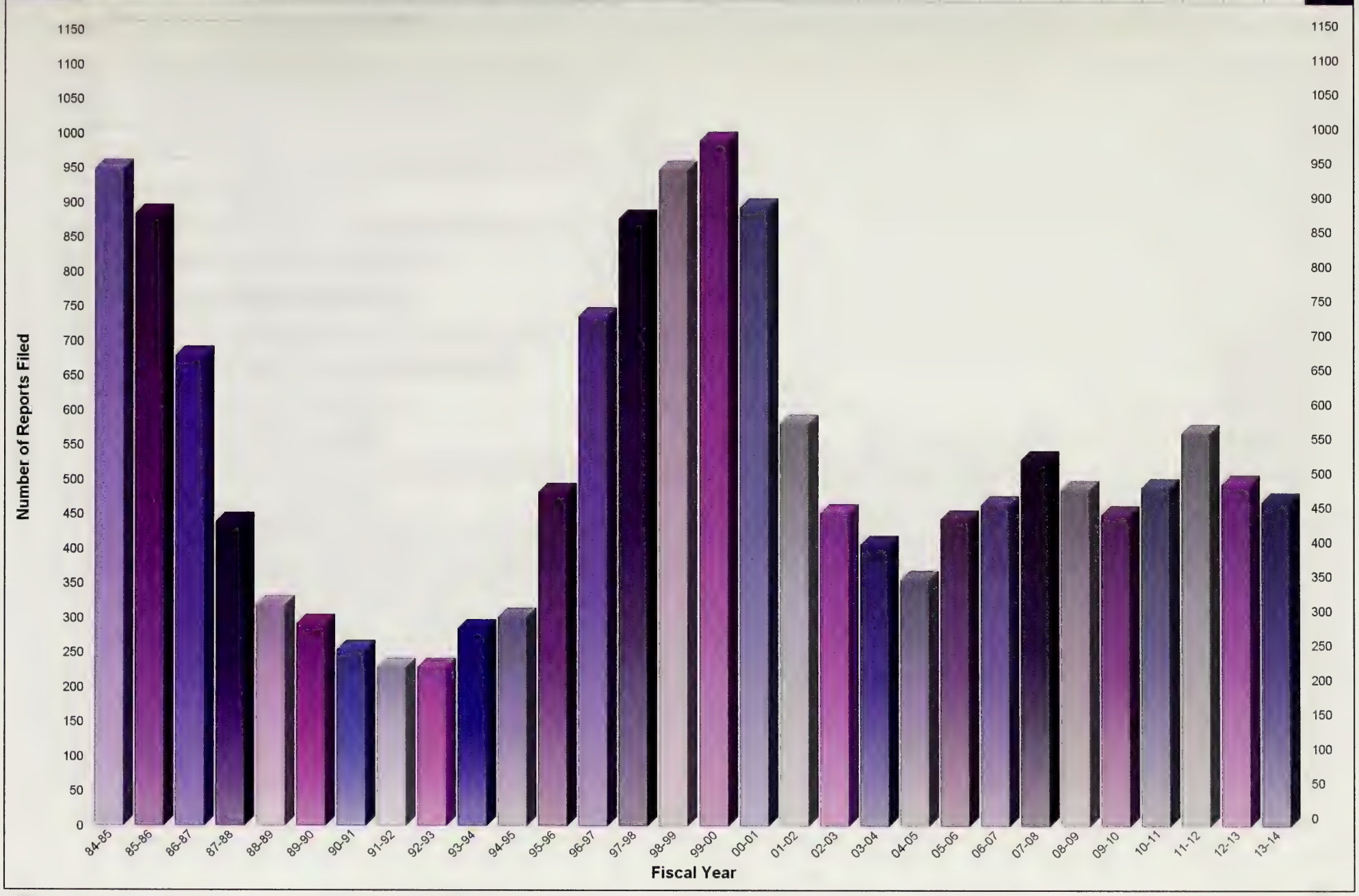


Landlord Ellis Act Filings by Zip Code • Fiscal Year 2013-2014

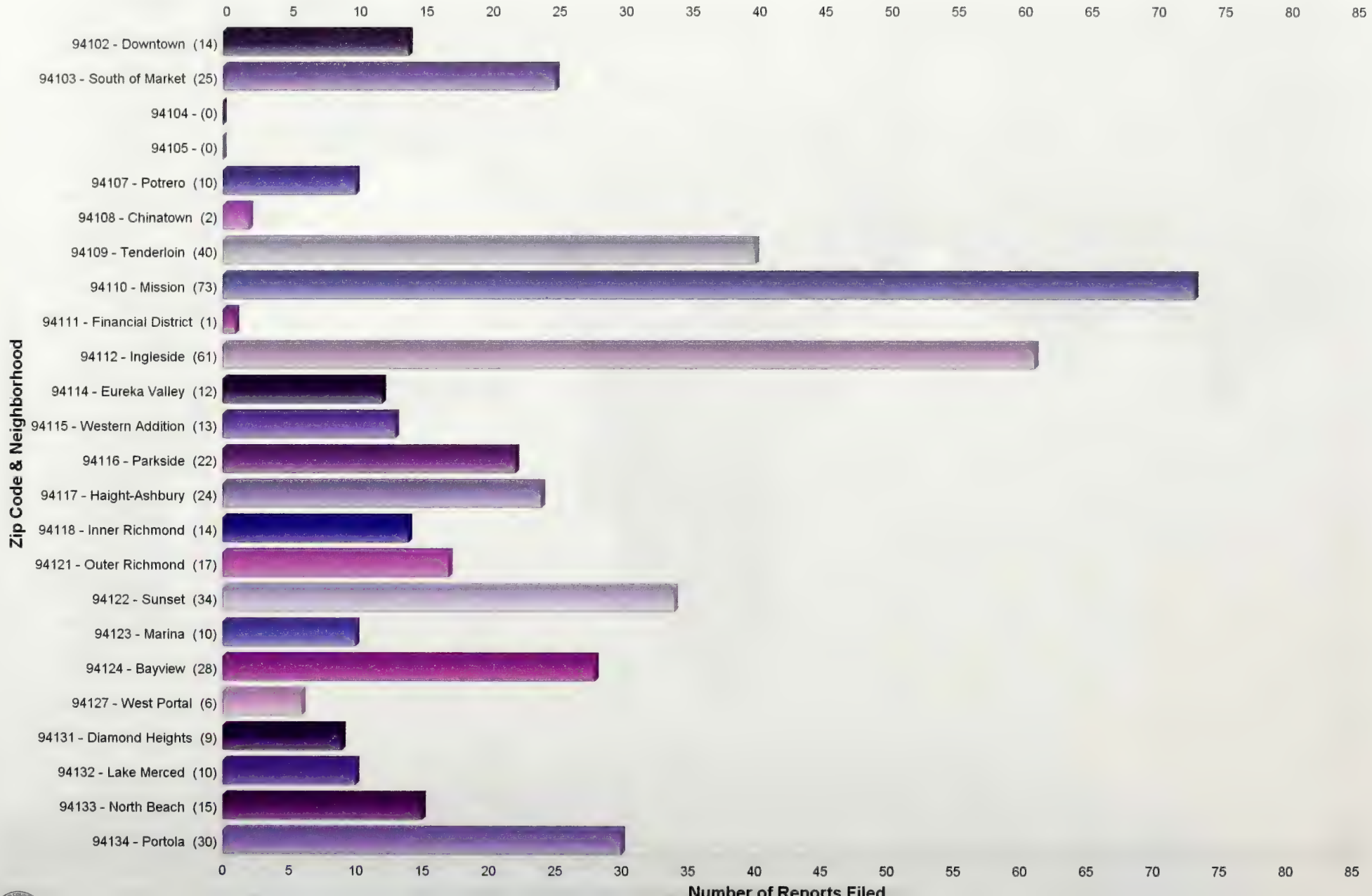


Tenant Wrongful Eviction Reports • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Reports	949	884	680	439	319	292	255	229	229	285	302	483	737	878	949	991	895	583	453	408	357	445	466	531	488	452	491	570	497	471

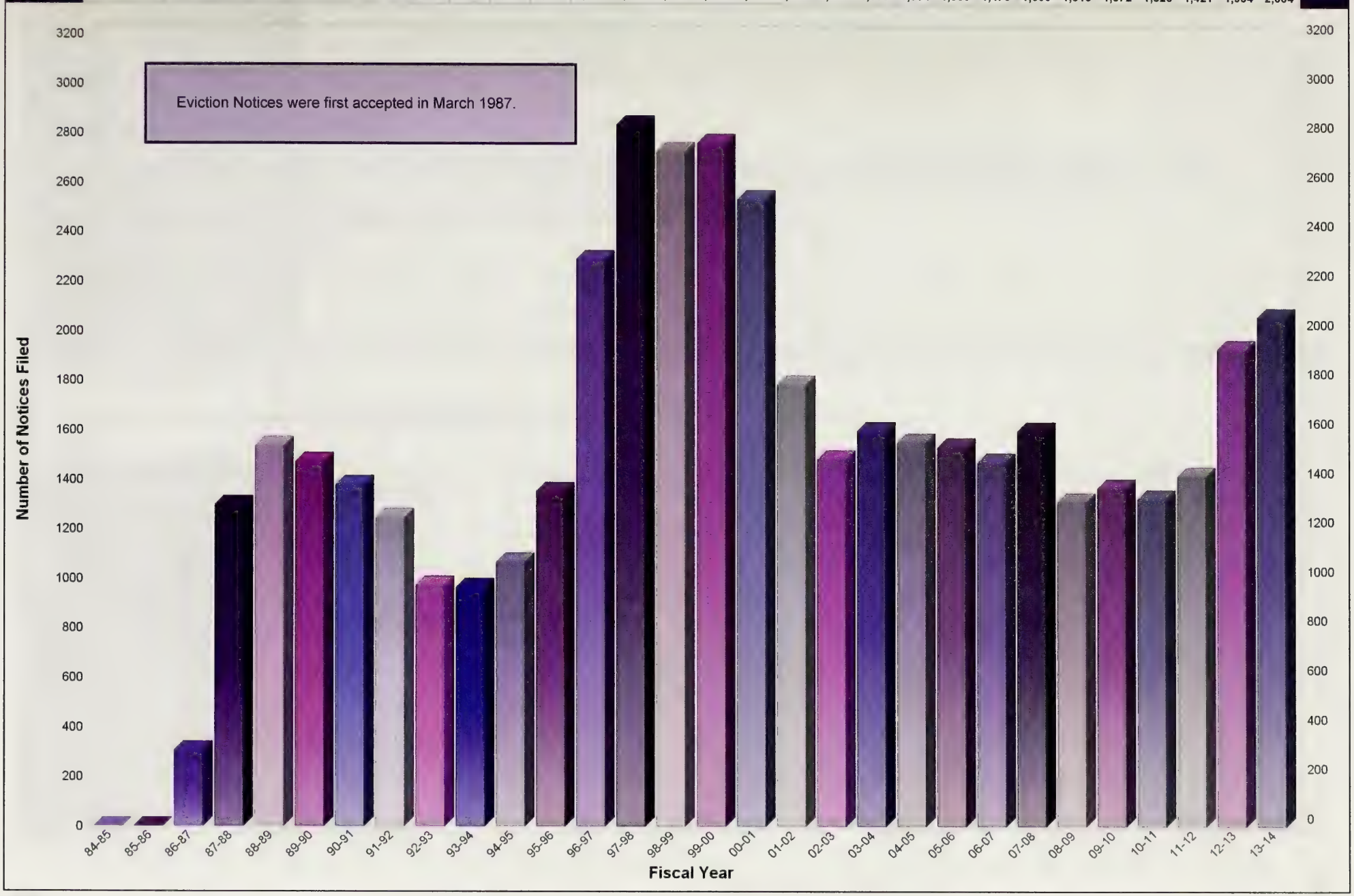


Tenant Wrongful Eviction Reports by Zip Code • Fiscal Year 2013-2014



Eviction Notices • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Notices	0	0	307	1,298	1,537	1,472	1,380	1,249	974	965	1,068	1,354	2,291	2,836	2,730	2,762	2,535	1,788	1,486	1,599	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421	1,934	2,064

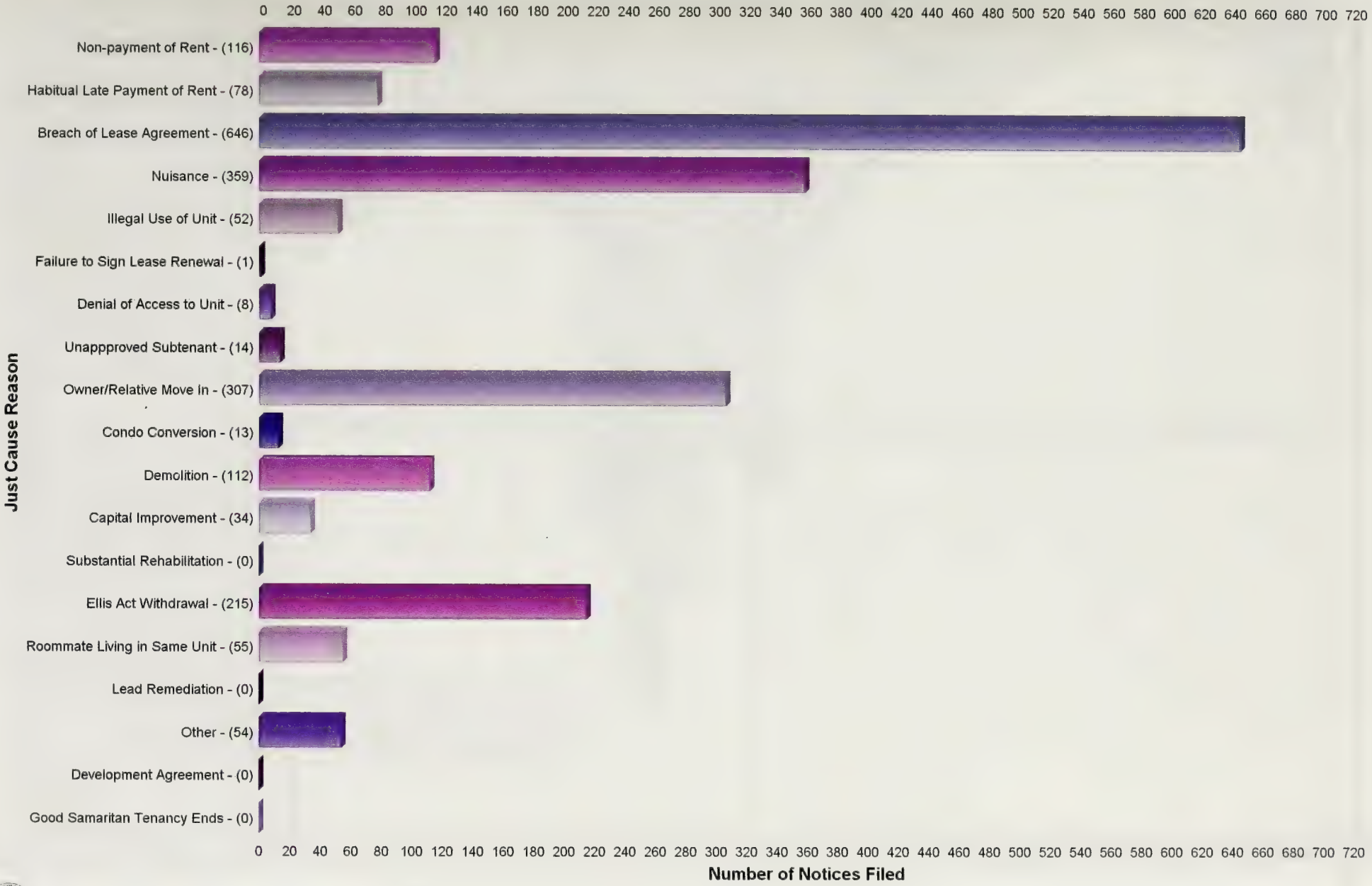


Eviction Notices by Just Cause Reason • 30-Year Trend

	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99
Non-payment of Rent				130	175	107	123	137	96	101	133	125	132	142	143
Habitual Late Payment of Rent				80	53	98	88	60	72	50	40	49	85	100	101
Breach of Lease Agreement				9	90	204	183	158	136	133	104	172	290	327	344
Nuisance				185	207	231	227	205	215	159	204	236	247	258	247
Illegal Use of Unit				0	6	16	9	11	11	15	9	53	16	17	24
Failure to Sign Lease Renewal				71	21	18	17	114	3	0	0	0	0	2	4
Denial of Access to Unit				5	11	8	12	13	8	5	11	1	0	18	12
Unappproved Subtenant				40	28	74	96	40	34	12	25	34	67	90	168
Owner/Relative Move-In				522	564	545	469	356	293	344	361	481	1,075	1,410	1,200
Condo Conversion							1	0	0	0	0	1	1	1	0
Demolition				0	4	14	13	13	12	12	33	36	53	77	39
Capital Improvement				76	149	47	30	30	10	33	8	18	53	44	24
Substantial Rehabilitation				67	114	16	13	13	1	4	7	10	38	35	26
Ellis Act Withdrawal				26	18	3	4	4	0	0	0	0	3	12	206
Roommate Living in Same Unit				7	15	24	38	38	10	20	30	49	71	119	104
Lead Remediation				80	0	0	0	0	0	0	0	0	0	0	0
Other					82	67	57	57	73	77	104	103	160	194	90
Development Agreement															
Good Samaritan Tenancy Ends															
TOTAL:				**1,298**	**1,537**	**1,472**	**1,380**	**1,249**	**974**	**965**	**1,069**	**1,368**	**2,291**	**2,846**	**2,732**

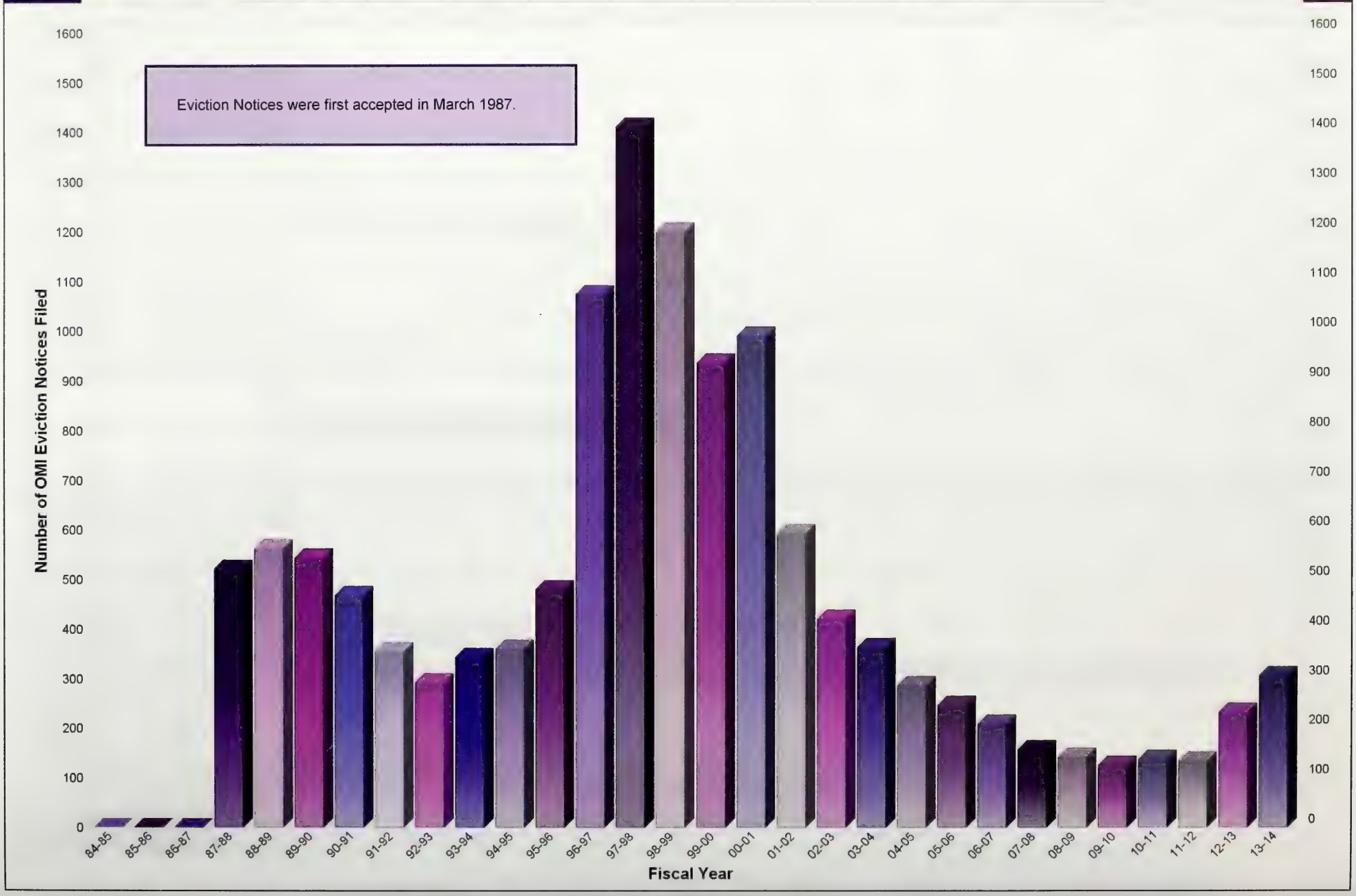
	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Non-payment of Rent	150	111	109	89	114	86	103	99	98	129	85	106	73	74	116
Habitual Late Payment of Rent	93	86	57	65	62	49	60	72	88	88	60	42	59	70	78
Breach of Lease Agreement	327	398	329	236	274	246	271	294	424	376	457	428	536	510	646
Nuisance	278	256	283	247	285	274	310	310	317	279	308	261	277	350	359
Illegal Use of Unit	32	27	41	18	25	21	49	39	39	31	40	21	29	53	52
Failure to Sign Lease Renewal	6	2	2	1	0	0	0	1	9	4	11	4	7	11	1
Denial of Access to Unit	14	9	6	9	4	5	11	15	20	14	31	19	20	14	8
Unappproved Subtenant	84	30	4	13	11	15	19	24	13	18	19	15	22	21	14
Owner/Relative Move-In	937	991	594	422	364	288	248	210	161	143	127	139	136	234	307
Condo Conversion	6	5	5	7	3	7	1	4	2	3	2	3	6	10	13
Demolition	43	84	88	94	73	66	48	47	39	29	24	37	42	62	112
Capital Improvement	80	58	47	64	69	70	83	58	56	24	21	27	39	36	34
Substantial Rehabilitation	14	7	8	2	0	1	5	0	0	0	0	1	0	6	0
Ellis Act Withdrawal	440	274	83	115	228	330	248	210	265	99	69	40	81	144	215
Roommate Living in Same Unit	146	130	94	73	57	49	39	42	19	30	30	32	32	40	55
Lead Remediation	1	1	0	0	0	7	0	1	2	3	0	0	0	0	0
Other	110	69	37	31	30	40	41	49	48	45	88	47	62	66	54
Development Agreement												106	0	232	0
Good Samaritan Tenancy Ends												0	0	1	0
TOTAL:	**2,761**	**2,538**	**1,787**	**1,486**	**1,599**	**1,554**	**1,536**	**1,475**	**1,600**	**1,315**	**1,372**	**1,328**	**1,421**	**1,934**	**2,064**

Eviction Notices by Just Cause Reason • Fiscal Year 2013-2014



OMI (Owner Move-In) Eviction Notices • 30-Year Trend

Fiscal Year	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Notices				522	564	545	469	356	293	344	361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159	143	127	139	136	234	307



OMI (Owner Move-In) Eviction Notices by Zip Code • 30-Year Trend

		84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99
94102	Downtown											7	7	23	27	18
94103	South of Market											13	12	40	42	27
94104 & 94105												0	0	0	0	0
94107	Potrero											9	18	26	40	33
94108	Chinatown											4	3	11	8	4
94109	Tenderloin											17	31	55	42	31
94110	Mission											37	72	158	217	166
94111	Financial District											0	0	4	1	1
94112	Ingleside											18	33	58	86	94
94114	Eureka Valley											46	61	103	103	98
94115	Western Addition											29	35	66	57	39
94116	Parkside											15	8	38	50	62
94117	Haight-Ashbury											26	39	100	156	109
94118	Inner Richmond											23	25	96	101	61
94121	Outer Richmond											28	21	56	97	69
94122	Sunset											23	35	72	103	133
94123	Marina											25	29	48	84	49
94124	Bayview											1	2	9	11	43
94127	West Portal											2	1	11	28	12
94131	Diamond Heights											10	15	36	58	44
94132	Lake Merced											2	4	7	19	13
94133	North Beach											20	23	35	38	51
94134	Portola											6	7	22	42	43
	TOTAL:				522	564	545	469	356	293	344	361	481	1,074	1,410	1,200

		99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14
94102	Downtown	21	12	3	1	4	3	5	2	0	1	1	1	1	4	16
94103	South of Market	22	19	11	9	11	7	5	1	6	3	2	2	3	4	7
94104 & 94105		0	0	0	1	1	2	0	0	1	0	0	0	0	0	12
94107	Potrero	25	27	14	9	9	6	5	4	1	6	3	5	5	9	2
94108	Chinatown	12	7	3	1	3	0	2	0	1	0	0	2	0	0	4
94109	Tenderloin	38	37	19	5	7	8	12	9	5	7	6	0	4	7	6
94110	Mission	133	125	70	67	67	51	42	40	23	14	19	27	21	38	27
94111	Financial District	2	1	0	0	0	0	3	6	0	0	0	0	0	0	21
94112	Ingleside	77	122	49	41	25	17	19	6	12	12	8	12	8	10	32
94114	Eureka Valley	55	59	52	29	34	14	19	20	14	9	7	15	10	13	22
94115	Western Addition	42	31	22	15	16	5	9	8	7	9	3	6	6	10	29
94116	Parkside	60	51	21	22	17	15	9	12	5	2	7	4	9	13	13
94117	Haight-Ashbury	54	41	28	31	29	27	16	11	13	13	19	9	15	17	19
94118	Inner Richmond	61	77	62	34	22	14	13	15	12	18	6	6	3	27	29
94121	Outer Richmond	65	58	40	24	23	34	26	16	9	18	7	8	10	12	0
94122	Sunset	91	118	89	45	30	21	27	24	19	11	14	9	10	20	38
94123	Marina	23	23	17	11	18	17	4	11	10	5	8	4	9	14	14
94124	Bayview	31	33	20	17	7	3	3	0	2	3	3	5	4	4	0
94127	West Portal	10	12	2	9	8	5	4	3	5	3	2	2	2	8	9
94131	Diamond Heights	35	35	22	20	8	10	5	8	7	6	6	9	7	5	0
94132	Lake Merced	15	13	6	3	5	9	5	1	4	0	0	0	1	6	0
94133	North Beach	27	40	4	12	5	7	9	10	1	3	4	7	5	8	2
94134	Portola	38	50	40	16	15	13	6	3	2	0	2	6	3	5	2
	TOTAL:	937	991	594	422	364	288	248	210	159	143	127	139	136	234	307

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Utica/Omaha, Ne
Houchen
Bindery Ltd
2013